

14. Provide written explanation of implementation of waste reduction, reuse, recycling, and diversion programs.

15. Provide detailed information on the following areas:

- a. Security Protection
- b. Water Supply
- c. Food Supply
- d. Sanitation facilities
- e. Medical facilities and services
- f. Vehicle parking space
- g. On-site traffic control and vehicle access
- h. Plans for spectators or participants remaining at night or overnight
- i. Camping facilities
- j. Illumination of premises
- k. Cleanup of premises
- l. Rubbish removal
- m. Plans for handling larger number of overnight spectators than are expected

OUTDOOR FESTIVAL FEE: \$175.00 PER DAY (payable to Mendocino County Tax Collector)

This **application shall be filed with the Tax Collector no later than 45 days prior to the event.** This application shall be accompanied by a non-refundable fee, (if applicable), which shall be of an amount to be set by resolution of the Board of Supervisors.

<hr/>	<i>Peter Huson</i>
Date	Applicant
	<hr/>
	Title
	<hr/>
	President of Corporation
	<hr/>
	Attest: Secretary of Corporation

OUTDOOR FESTIVAL ORDINANCE REQUIREMENTS:

OUTDOOR FESTIVAL ORDINANCE REQUIREMENTS:

Name of Festival: **NORTHERN NIGHTS MUSIC FESTIVAL**

1.) Dates and of operation (MCC 6.16.040(C)). How many people will attend? (MCC 6.16.040(D)):

Dates: JULY 16-20, 2026

Hours: THURSDAY 8A - MONDAY 8A

**Attendance: 6410 over the course of the event,
Including 2000 staff and performers**

2.) Sponsor of festival:

Non-profit:

Partnership:

Names and addresses of general partners:

PETER HUSON & ANDREW BORGELT

705 US HIGHWAY 101, GARBERVILLE, CA 95542

Corporation:

Application signed by the President and attested to by the Secretary

Certified copy of the Articles of Incorporation

3.) Legal description of premises where festival will be held (MCC 6.16.040(B))

Physical Location: COOKS VALLEY, PIERCY, CA

APNs: 053-020-10, -11, -12, -13, -14 & -16

Proof of ownership and written consent of property owners for below listed parcel and legal description of premises: **X**

4.) Statement of adequacy:

Sheriff attesting to the adequacy of the proposed security or statement itemizing the deficiencies (MCC 6.16.040(E))

Statement from County Health Officer attesting to the adequacy of the proposed sanitation, food handling and preparation facilities, and waste disposal (MCC 6.16.040(F))

LLC-1

**Articles of Organization
of a Limited Liability Company (LLC)**

201309310139

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form or document.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California

APR 02 2013

ICC This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name

① Northern Nights Music Group, LLC

Proposed LLC Name

The name must end with: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co.," or "Ltd. Liability Company," and may not include: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company." For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

LLC Addresses

③ a. 859 Harrison Street, Suite B San Francisco CA 97107
Initial Street Address of LLC *City (no abbreviations)* *State* *Zip*

b. _____
Initial Mailing Address of LLC, if different from 3a *City (no abbreviations)* *State* *Zip*

Service of Process (List a California resident or an active 1505 corporation in California that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a 1505 corporation.)

④ a. Peter Huson
Agent's Name

b. 859 Harrison Street, Suite B San Francisco CA 97107
Agent's Street Address (if agent is not a corporation) *City (no abbreviations)* *State* *Zip*

Management (Check only one.)

- ⑤ The LLC will be managed by:
- One Manager More Than One Manager All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

S. Millar
Organizer - Sign here

S. Millar, Organizer
Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814



April 26, 2023

To: Mendocino County Planning and Building Services Department

c/o: Mendocino County Treasure Tax Collector

Re: Outdoor Festival Use Authorization of Mendocino APNs 053-020-10, -12, -13, -14 and -16

Conrad Keith Bowman and Cook's Valley Campground LLC, a California limited liability company (collectively, "CVC") and Northern Nights Music Group LLC, a California limited liability company ("NN") are parties to a certain Lease dated September 28, 2022, whereby CVC leased to NN that certain real property located at 83950 Road 442E, Piercy, CA, 95587, consisting of Mendocino APNs 053-020-10, -12, -13, -14 & -16, the ("**Venue**"), for the use of outdoor festivals and events.

Please use this letter as CVC's written consent and authorization for NN's use of the Venue for outdoor festivals and events, to apply for new entitlements, meet entitlement requirements and/or modify entitlements during the time period of 2023-2032.

Please let me know if you have any questions.

Thank you,

DocuSigned by:

5EB24C90DF1F4F7...

Keith Bowman

Property Owner

Cook's Valley Campground

83950 County Road 442E Piercy, CA 95587

(707) 247 - 3455

keith_bowman2002@yahoo.com

HUMBOLDT  MENDOCINO
COUNTY LINE

April 26, 2023

To: Mendocino County Planning and Building Services Department

c/o: Mendocino County Treasure Tax Collector

Re: Use Authorization of Mendocino APNs 053-020-11

Outraged Orangutan LLC, a California limited liability company (“OO”), and Northern Nights Music Group LLC, a California limited liability company (“NN”) are parties to a certain lease dated October 13, 2021, whereby OO has leased to NN that certain real property consisting of Mendocino APN 053-020-11, the (“Venue”), for the use of outdoor festivals and events.

Please use this letter as OO’s written consent and authorization for NN’s use of the Venue for outdoor festivals and events, to apply for new entitlements, meet entitlement requirements and/or modify entitlements during the time period of 2022-2036.

Please let me know if you have any questions.

Thank you,



Adam Klyce

Manager, Outraged Orangutan

County Line Ranch

240 Cooks Valley Road, Garberville, CA 95587

(510) 502-6335

adam.klyce@gmail.com

MATTHEW C KENDALL

Sheriff-Coroner

Captain Jason B. Caudillo

Administrative Captain



Captain Quincy Cromer

Patrol Division Commander

Captain Gregory L. Van Patten

Corrections Division Commander

County of Mendocino Office Of The Sheriff-Coroner

May 26, 2026

Chamise Cubbison – Auditor-Controller/Treasurer-Tax Collector:

This letter is to inform you and your office that the Mendocino County Sheriff's Office has been in contact with Festival Director and Co-Founder of the Northern Nights Music Festival, Peter Huson, as well as Amber Wallan, Director of Emergency Services for the 2026 event. The 2026 festival is scheduled to begin Thursday July 16 and run through Sunday July 19, 2026, at 83950 Road 442-E, Piercy, CA 95587. There is an estimated attendance of approximately 5,000 spectators and 3,000 staff members and vendors during the three-day event.

Mr. Huson and Ms. Wallan have provided an extensive and comprehensive Emergency Response Plan, security plan, and security schedule for the three days the event is operating. This plan includes the intent to staff approximately 80 paid security staff members inside the event during the day, and approximately 60 paid security staff members during the night. The event is estimated to attract 4,500 to 5,500 attendees daily, with many of these attendees camping on the site location. I have personally reviewed the Emergency Response Plan and Security Schedule for the 2026 Northern Nights Music Festival and approve of this plan as submitted. The comprehensive response plan and security staffing schedule adequately address all public safety requirements and concerns for the Mendocino County Sheriff's Office.

Should you have any questions or concerns regarding this event or the Emergency Response Plan, please feel free to reach out to me via telephone (707) 234-2056 or email.

Respectfully submitted,

 #1303

Lieutenant Brandon A. Lee #1303

Mendocino County Sheriff's Office

Coastal Patrol Division Commander/Adjunct Northern Patrol Division Commander

leeb@mendocinosheriff.org

Cc: Captain Quincy Cromer

Peter Huson – Festival Director/Co-Founder

Amber Wallan – Director of Emergency Services

951 Low Gap Road
Ukiah, California 95482

707-463-4411
Fax 707-468-3404



**Public Health Department
of Mendocino County**

Healthy People, Healthy Communities



Environmental Health

Ukiah Office
860 N. Bush St.
Ukiah, CA 95482
Phone: 707-234-6625

Fort Bragg Office
752 S Franklin St.
Fort Bragg, CA 95437
Phone: 707-961-2714

June 1, 2026

Helen Dailey

Mendocino County Tax Collector

Subject: Northern Nights Music Festival 2026/Statement of Adequacy

Dear Helen Dailey:

Environmental Health received the Community Event Permit/Application for **Northern Nights Music Festival 2026**, and it has been reviewed. It is a four-day event to be held at the Cook's Valley Campgrounds and is scheduled for July 16th – 20th 2026.

The facilities and planned operation are adequate to meet the public health requirements of an outdoor festival.

Items addressed were location, operation, sanitation (liquid waste and hand washing), refuse disposal, and food service.

Sincerely,

A handwritten signature in blue ink, appearing to read "MH".

Melissa Hernandez, REHS

Consumer Protection Program



**PLANNING COMMISSION
STAFF REPORT- USE PERMIT MODIFICATION/
RENEWAL**

JUNE 4, 2026

UM_2025-0001

OWNER: Conrad K II & Trudy Lynn Bowman
779 Highway 101
Garberville, CA 95542

APPLICANT: Northern Nights Music Group
705 Highway 101
Garberville, CA 95542

AGENT: Peter Huson
705 Highway 101
Garberville, CA 95542

REQUEST: Use Permit Renewal and Modification for an annual event known as the "Northern Nights Music Festival". A modification is proposing a flexible schedule for the Northern Nights event along with an additional two-day event. Both events are proposed to be held on any weekend between Memorial Day and Labor Day in any given year. The projected on-site parking and camping capacity of the Northern Nights event and the second event is approximately 10,000 attendees, 9,000 campers and 4,500 vehicles. This attendance number is up slightly from the previously approved numbers of 8,410 campers/attendees. Camping of up to 9,000 persons is proposed to occur in eight designated camping areas and parking of up to 4,500 vehicles is proposed in twelve designated parking areas. Amplified music is proposed on the following days: 6:00 p.m. to 10:00 p.m. on the Thursday prior to the event, 10:00 a.m. to 2:00 a.m. on the Friday of the event, 10:00 a.m. to 2:00 a.m. on the Saturday of the event and 10:00 a.m. to 12:00 a.m. on the Sunday of the event. Activities include food service, alcohol service, craft booths and cannabis sales and consumption. The activities and parking occur not only on Mendocino County land, but also on neighboring properties located in Humboldt County. Separate entitlements have been processed in Humboldt County. The renewal period has been requested to be extended for a twelve-year (12) period.

LOCATION: 2.5± miles north of Piercy, just south of the Mendocino/Humboldt County line, lying on the east side of Highway 101, south of the Cook's Valley exit, located at 83950 County Road 442E, Piercy (APNs: 053-020-10, -11, -12, -13, -14, & -16).

TOTAL ACREAGE: 76± Acres in Mendocino County with an additional 60± acres located in neighboring Humboldt County

GENERAL PLAN: Rural Residential- 5 Acre Minimum (RR 5)

ZONING: Rural Residential – 5 Acre Minimum: Flood Plain District (RR 5: FP)

SUPERVISORIAL DISTRICT: 4 (Norvell)

ENVIRONMENTAL DETERMINATION: Addendum to a Previously Adopted MND

RECOMMENDATION: By resolution, the Planning Commission adopts an Addendum to a Mitigated Negative Declaration and grants Use Permit Modification and Renewal UM_2025-0001 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

STAFF PLANNER: DIRK LARSON

PROJECT DESCRIPTION: Use Permit Renewal and Modification for an annual event known as the “Northern Nights Music Festival”. A modification is proposing a flexible schedule for the Northern Nights event along with an additional two-day event. Both events are proposed to be held on any weekend between Memorial Day and Labor Day in any given year. The projected on-site parking and camping capacity of the Northern Nights event and the second event is approximately 10,000 attendees, 9,000 campers and 4,500 vehicles. This attendance number is up slightly from the previously approved numbers of 8,410 campers/attendees. Camping of up to 9,000 persons is proposed to occur in eight designated camping areas and parking of up to 4,500 vehicles is proposed in twelve designated parking areas. Amplified music is proposed on the following days: 6:00 p.m. to 10:00 p.m. on the Thursday prior to the event, 10:00 a.m. to 2:00 a.m. on the Friday of the event, 10:00 a.m. to 2:00 a.m. on the Saturday of the event and 10:00 a.m. to 12:00 a.m. on the Sunday of the event. Activities include food service, alcohol service, craft booths and cannabis sales and consumption. The activities and parking occur not only on Mendocino County land, but also on neighboring properties located in Humboldt County. Separate entitlements have been processed in Humboldt County. The renewal period has been requested to be extended for a twelve-year (12) period.

STRUCTURE OF THIS STAFF REPORT AND RESOLUTION: Potential project impacts were evaluated for the parent Use Permit U_2013-0005 and previous Use Permit Modifications U_2013-0005, UM_2014-0011, UR 2017-0002 and UR 2021-0006 which permitted the temporary use of the property for an annual 3 day event to include up to 5,000 attendees in 2015 and 6,000 attendees in both 2016 and 2017 with an amplified music curfew of 2 AM. Use Permit Renewal UR 2017-0002 was approved on June 14, 2018, which adopted a Subsequent Negative Declaration to satisfy the requirements of the California Environmental Quality Act (CEQA). The most recent project proposal and renewal UR_2021-0006 was limited to the addition of on-site cannabis sales and the renewal term period of three (3) years. This application was approved by the Zoning Administrator on June 15, 2022. Under the current Mendocino County Zoning Code, Section 20.168.020(C)(2), any temporary event that proposes to have an attendance of greater than one-thousand (1,000) people require a Use Permit subject to Planning Commission approval at a public hearing.

The conditions from the original Use Permit U_2013-0005 and subsequent modifications, U_2013-0005, UM_2014-0011 and UR_2017-0002 will still apply to the event. Staff has also added conditions of approval related to previous Use Permit Renewal application UR_2021-0006 to regulate the proposed cannabis sales component of this renewal application along with comments from California Highway Patrol, Piercy Fire Protection District, California Department of Fish and Wildlife, California Department of Forestry and Fire Protection (CAL FIRE) and the Mendocino County Department of Transportation

STAFF RECOMMENDATION: Approve UM 2025-0001 for a period not to exceed twelve (12) years, which would include the following: A modification allowing a flexible schedule for the Northern Nights event along with an additional two-day event. Both events are to be held on any weekend between Memorial Day and Labor Day in any given year. The total allowable number of participants cannot exceed 10,000 attendees, 9,000 campers and 4,500 vehicles. Activities include amplified music, food service, alcohol service, craft booths and cannabis sales and consumption.

RELATED APPLICATIONS:

Surrounding Area:

- On the subject and neighboring property immediately to the east, Use Permit U 12-88 (Mercer, Fraser Co./Cooks Valley Bars), and its renewals UR 12-88/93 and UR 12-88/2000 were permitted for extraction and on-site processing (crushing and screening) of up to 20,000 cubic yards of gravel per year. To the northeast of the subject property in Humboldt County, Mercer Fraser Company operates an asphalt plant in addition to its extraction and aggregate processing facilities in Mendocino County. Gravel extraction has ceased to be an operation at this site.
- The Mateel Community Center received a Conditional Use Permit CUP-12-017 and Special Permit SP-12-030 from Humboldt County authorizing the “Reggae on the River” music festival to be held from Thursday through Sunday over the first weekend of August 2013 – 2017. This event is located approximately one-half mile north of the Northern Nights event location within Humboldt County. Attendance for the 2013 event is limited to 6,000 ticketholders, and 2,000 staff, volunteers, performers, and guests, for a peak total of 8,000 persons. Attendance for the 2014 - 2017 events was limited to

8,000 ticket holders, and 2,500 staff, volunteers, performers, and guests for a peak total of 10,500 persons. Up to 4,000 persons may be camping on the site.

- In neighboring Humboldt County, application PLN-2023-18107 sought to renew and modify a conditional Use Permit to allow for two music festivals to be held annually in the Cooks Valley area. Both previously approved events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties located within Humboldt County and Mendocino County. This application was also to expand the number of attendees to 10,000 for the first event. The second event allowed for entertainment, camping and parking provisions for a one-day event for up to 3,000 persons and was ordinarily held on a weekend in either July or September. Application PLN-2023-18107 sought to extend this event to two (2) days and increase the attendance to 5,000 persons. Application PLN-2023-18107 was approved by the Humboldt County Planning Commission in June of 2023.

On-Site:

- Use Permit U 3-05 was approved by the Zoning Administrator (ZA) on May 12, 2005, authorizing the temporary use of the subject property, from August 4-7, 2005, as a campground to accommodate attendees of a neighboring music festival, "Reggae on the River" (name subsequently changed to "Reggae Rising"). This Permit authorized a total of 1,000 vehicles to park and 2,500 individuals to camp on the subject property. The Permit was renewed in 2006 (U 3-05) through 2010.
- Use Permit Modification UM 3-05/08 was approved by the ZA at the July 10, 2009, meeting allowing for the temporary use of the property through 2010 as a camping area for one day (last Sunday in August) for attendees of another neighboring county music concert located in Humboldt County. A total of 2,500 individual campers were authorized.
- Use Permit Modification UM 3-05/11 was approved by the ZA at the May 18, 2011, meeting authorizing the temporary use of the property for the gathering of up to 3,500 people for 3-day music/camping event June 10, 11, and 12, 2011 known as the "Redwood Run". Permit also included same use of the property on July 16 and 17, 2011 in conjunction with an off-site event located in Humboldt County known as "Reggae on the River," and a separate one-day music event to be held on-site the last weekend in August.
- Use Permit Modification UM 3-05/12 was approved by the ZA at the July 9, 2012 meeting authorizing the temporary use of the property for the gathering of up to 3,500 people for a 3 day music event July 20-22, 2012 known as the "Late Night Dancehall Dome After Party" to include camping, music, provision for food and alcohol, and vending booths.
- Use Permit U_2013-0005 was approved by the ZA on May 17, 2013 authorizing Northern Nights Music Group, the temporary use of a property for a 3-day event starting July 19, 2013, known as the "Northern Nights Music Festival", to include camping, music, provisions for food and alcohol and vending booths as well as a temporary on-site general store. Approval allowed for a maximum total of 3,500 attendees including staff, artists and vendors. Amplified music was permitted between the hours of 10 a.m. and midnight. The ZA decision was appealed to the Board of Supervisors (BOS) by the Mateel Community Center as well as a neighboring property owner whose house is located approximately 1,200 feet south of the event site. The BOS, at the June 18, 2013 meeting, ultimately upheld the determination of the ZA, and approved the Use Permit with condition modifications.
- Use Permit Modification UM_2013-0009 was approved by the ZA on May 8, 2014, authorizing Northern Nights Music Festival to occur starting the Friday before the third full weekend in July for the years 2014 through 2017. A total of 4,000 attendees including staff, artists and vendors were authorized. Amplified music was limited between the hours of 10:00 a.m. and midnight.
- Use Permit Modification UM_2014-0011 was approved by the ZA on June 11, 2015, authorizing a total of 5,000 attendees for 2015 and 6,000 attendees for 2016 and 2017. The modification also extended amplified music until 2 AM on Friday and Saturday nights for the Main Stage and until 8 PM for the River Stage.

- Use Permit Renewal UR_2017-0002 was approved by the Zoning Administrator on June 14, 2018, authorizing a 4-day music and camping event with up to 8,000 attendees. The modification proposal was to increase the event from 3 days to 4 days beginning the Thursday before the third full weekend in July and increase attendance from 6,000 to 8,000 persons. Camping space would be provided for a total of 6,000 attendees and parking for 2,000 vehicles. The project also involved supplemental parking and camping for 2,000 attendees and 2,000 vehicles located in adjacent Humboldt County. Amplified music was proposed from 6:00 p.m. to 10:00 p.m. on Thursday, 10:00 a.m. to 2:00 a.m. on Friday, 10:00 a.m. to 2:00 a.m. on Saturday and 8:00 a.m. to 12:00 a.m. on Sunday. The event would include newly designated camping areas on the point bars along the western bank of the South Fork Eel River.
- Use Permit Renewal and Modification UR_2021-0006, which sought to authorize a four (4) day music and camping event with up to 8,410 attendees and with the addition of cannabis sales and consumption and located on the subject property and in neighboring Humboldt County was approved by the Mendocino County Zoning Administrator in July of 2022. This application was limited to a six-year time limit, or until July 2028.

SITE CHARACTERISTICS: The properties associated with the project are approximately 100 acres within Mendocino County and 60 acres in neighboring Humboldt County and are bordered by the Eel River to the south and east, Dimmick Ranch to the north, and U.S. Highway 101 to the west, which is a two-lane roadway that crosses the South Fork of the Eel River. The property is relatively flat and includes a gravel river bar along the South Fork of the Eel River, open fields along with oak woodlands, a redwood tree grove and native grass fields. The elevation range of the multiple properties is from 521± feet above sea level to 458± feet above sea level. Multiple single-family residences and accessory structures exist on the property. The property has historically been used to support multiple temporary events along with being utilized as a surface mine, which has since been closed.

PUBLIC SERVICES:

Access: County Road 442E off U.S. Highway 101
 Fire District: CAL FIRE/Piercy Fire District
 Water District: None
 Sewer District: None
 School District: Southern Humboldt Unified School District

AGENCY COMMENTS: On January 3, 2025, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
California Department of Health Services	No Response
California Department of Parks and Recreation	No Response
California Department of Alcoholic Beverage Control (ABC)	No Response
California Highway Patrol (CHP)	Comments
California Department of Fish & Wildlife (CDFW)	Comments
Caltrans	No Response
CAL FIRE	Comments
Cloverdale Rancheria	No Response
Humboldt County Planning Department	No Response
Humboldt County Sheriff's Office	No Response
Leggett Valley Fire Protection District	No Response
Mendocino County Department of Transportation	Comments
Mendocino County Division of Environmental Health	No Response

Mendocino County Building Division	No Response
Mendocino County Air Quality Management District (AQMD)	No Response
Mendocino County Assessor's Office	No Response
Mendocino County Forest Advisor	No Response
Mendocino County Department of Transportation	Comments
Mendocino County Public Health Department	No Response
Mendocino County Sheriff's Office (MCSO)	No Response
Mendocino County Solid Waste Management Authority (MSWMA)	No Response
NOAA Fisheries	No Response
Piercy Fire Protection District	Comments
Redwood Valley Rancheria	No Response
Regional Water Quality Control Board (RWQCB)	No Response
Sherwood Valley Band of Pomo Indians	No Response
US Fish and Wildlife Service (USFS)	No Response
US Army Corps of Engineers	No Response

California Department of Fish and Wildlife: The CDFW advised that we incorporate conditions included in the Humboldt County permit, which were already present under previous resolution and conditions of approval. Previous applications discussed in-depth potential negative impacts to water quality along the South Fork of the Eel River along with biological resources. A thorough list of conditions were added to the previous renewal application (UR_2017-0002) to address the various previous entitlement applications and possible adverse impacts to sensitive or endangered species, mainly along and within the South Fork of the Eel River and they will still be applicable to this renewal and modification application.

The applicant did submit a Nesting Bird Survey Report prepared in 2024. This report was conducted on July 11, 2024 to assess the presence of nesting birds along gravel bar and riparian fringe habitats located adjacent to the Northern Nights Festival. The survey did not identify any nesting shore birds or birds exhibiting nesting behavior.

Caltrans: In a letter dated May 6, 2024 Caltrans indicated that at that time, for the event to be held in the year 2024, Caltrans could accept the completeness of an application submitted by the project applicant for Caltrans to issue an encroachment permit.

California Highway Patrol: In a letter from the California Highway Patrol dated June 17, 2024, the writer indicated that as long as the applicant complied with all requirements of the permit process, the CHP would not be opposed to the holding of the Northern Nights Music Festival. Staff received a subsequent letter from the California Highway Patrol dated April 14, 2025. This letter addresses the same compliance requirements but references the Reggae on the River Music Festival being held at the same location and on August 1st to the 4th, 2025.

Mendocino County Sheriff's Office: In a letter dated April 23, 2024, a representative of the Mendocino County Sheriff's Office also agreed to the mitigation measures proposed by the project applicant to provide security staff at the event.

Mendocino County Environmental Health Department: In a letter dated April 24, 2024, the Environmental Health Department's correspondent indicated that this Department had received the Community Event Permit/Application for the Northern Nights Music Festival 2024. The correspondent further stated that the facilities and planned operation are adequate to meet the public health requirements of an outdoor festival.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY: The property has a General Plan designation of Rural Residential (RR) and is zoned Rural Residential 5 acre minimum (RR-5).

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

The properties involved with this application are located within the RR-5 Zoning District. The MCC limits the use of land for a temporary event to 5 days in any 6-month period. This includes properties that are located in the RR-5 Zoning District. The MCC does not limit the attendance levels, hours of amplified music or camping that an applicant may request. Therefore, the proposed project renewal and increased number of days the event would be held along with an increase in the number of attendees would be consistent with its General Plan designation, applicable zoning regulations, and the Temporary Use provisions of the MCC.

Noise: No modification to the hours of amplified music is proposed from the previous application, (UR_2021-0006). The applicant has indicated that approximately 25% of the event population will have arrived by Thursday evening and proposes a modified schedule for music on that Thursday, as detailed below. Due to the nature of the event and its potential to create noise nuisances, it is important to reiterate the previously approved hours of amplified music. The project has the potential to generate noise levels in excess of standards established in the County General Plan. The nearest off-site residences are located approximately 500 feet away on the west side of U.S. Highway 101 and 1,200 feet to the south, on the opposite side of the river. Upon reviewing aerial photos, there are approximately ten single-family homes located within a half mile of the property, primarily in Humboldt County.

The event organizer indicated in the application that: *“Temporary stages will be built and oriented away from Highway 101 and developed residences in the Piercy area, keeping them shielded from the main source of light and sound. The stages will be separated from the highway by a number of mature trees and is at least 40 feet lower in elevation than the highway, further mitigating any paths of direct light to properties across the highway. Any lighting other than performance displays (such as light towers) will be downcast and shielded from adjacent properties.”*

The event permits two primary music stages during the event including the main stage and a river stage. Amplification for music or speakers during the event is currently permitted as follows except for a 30-minute sound test on the day before the event:

MAIN STAGE:

Thursday: 6:00 p.m. to 10:00 p.m.
Friday: 10:00 a.m. to 2:00 a.m.
Saturday: 10:00 a.m. to 2:00 a.m.
Sunday: 10:00 a.m. to 12:00 a.m.

RIVER STAGE

Thursday: 6:00 p.m. to 10:00 p.m.
Friday: 10:00 a.m. to 8:00 p.m.
Saturday: 10:00 a.m. to 8:00 p.m.
Sunday: 10:00 a.m. to 8:00 p.m.

Traffic/Parking: The proposed renewal application includes a parking component to accommodate a total of 4,500 cars and trucks within twelve designated parking areas. Additionally, 170 parking spaces are identified to accommodate recreational vehicles and trailers. Pre-designated parking areas are identified on the event Site Plan. The applicant has identified additional parking areas located on adjacent lands in Humboldt County for which they have obtained a permit (Case #PLN-2023-18107) from Humboldt County. This permit would allow the applicant to use a portion of the neighboring property as a temporary auxiliary parking lot in conjunction with the Northern Nights event. Staff has determined that adequate parking areas have been identified in both Mendocino and Humboldt counties to accommodate increased parking needs resulting from increased attendance levels.

Permit Condition Compliance: Previous modifications included conditions requiring pre-event and post event inspections. Staff recommend continuation of a condition to require submission of a pre-payment for Planning and Building Services staff to conduct an event compliance inspection during event operation. As part of the approval of the Humboldt County application (Case #PLN-2023-18107), a Mitigation Monitoring and Reporting Program (MMRP) was required. As noted above, the California Fish and Wildlife Department had concerns about potential impacts to wildlife and to the Eel River watershed and recommended that Mendocino County adopt certain conditions of approval from the Humboldt County document along with the MMRP.

Camping and Parking: The application states that the onsite camping capacity of the event is being increased from 8,410 attendees to 9,000 campers in eight designated camping areas spread over more than 25 acres. Campers will be required to maintain a thirty-foot setback from the edge of the South Fork of the Eel River and vehicles are required to maintain a 100-foot setback from the edge of the South Fork of the Eel River.

Traffic flows will be limited to vendors and staff on Tuesday and Wednesday of the event, and the only traffic allowed into the venue on the Thursday before the event will be early entry ticket holders and staff.

On Friday through Sunday of the event, admission gates will open at 8:00 a.m. unless there is a safety concern for automobile travelers, which would necessitate that the gates be opened at an earlier time. The applicant has stated that staff will be in place to handle this possibility and will follow any command of on-site Garberville Highway patrol. Northbound traffic will use the right turn lane at the intersection of Hwy. 101 and State Route 271. Southbound traffic will use the left turn lane at the intersection of Hwy. 101 and State Route 271.

There will be two main access points in the venue: One into the Humboldt County side for staff, volunteers and performers and one into the Mendocino County side for ticket holders.

During the event, patrons will be allowed to leave the event only as necessary and only by vehicle. Patrons will be prohibited from leaving the premises as pedestrians, and this will be enforced by security staff and/or CHP. Re-entry should be permitted only with appropriate credentials.

The event organizers indicated that a shuttle service to and from Garberville is intended to be provided for the local community and to encourage out-of-town attendees to utilize local hospitality options.

Public Safety: The applicant has indicated that they will continue to work with Humboldt and Mendocino County Sheriff's offices, CAL FIRE, Caltrans Piercy, Leggett, Redway and Garberville Fire Departments, Jerold Phelps Community hospital, City Ambulance and the Garberville California Highway Patrol office to ensure cross-county safety of participants and staff.

An experienced medical service team will be contracted as the on-site medical care provider for the duration of the event. The Advanced Life Support-staffed medical team will be available around the clock 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 identity and on-site contact information for medical team members at least fourteen (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 CAL FIRE Safety Regulations Package will be submitted to the California Department of Forestry and Fire Protection (CAL FIRE). On-site fire safety support at the event will be supervised by Piercy, Redway and Garberville Volunteer Fire Departments who will be available for the duration of the event around the clock with a minimum of two (2) personnel and supported with a minimum of one (1) Type 3 fire engine and one (1) water tender for standby emergency water and dust abatement, and radio communication equivalent to CAL FIRE dispatch. An all-weather surfaced twenty (20) foot fire lane existing around the perimeter of the campground will be designated for fire and emergency use. Visible signage will indicate designated locations for fire, medical and security personnel. Fire extinguishers will be mounted accessibly around the event site. No fireworks, open flames or burning will be allowed.

If a fire occurs, the Communications Leader will coordinate with the lead fire department, CAL FIRE dispatch, on-site law enforcement, event security and medical and traffic teams to ensure a clear path for emergency vehicles and to implement the Emergency Fire Plan.

Security: Professional on-site security services shall be secured for the event. According to the applicant, an experienced security service provider will be utilized as the lead supervising company to organize and lay out the complete final plan. Security will be on site beginning the Wednesday prior to the event until the Tuesday after and operate twenty-four hours a day. Temporary fencing around the perimeter of the site will be installed. There will be two (2) security roamers throughout the festival, with emphasis on the

campgrounds, specifically assigned to monitor those attendees under 21 years of age.

Water Supply and Distribution: The water supply will be sourced from an on-site well through a large distribution system that runs throughout the site. There is a three (3) inch line for irrigation and fire suppression and a two (2) inch line for drinking, showers, and for vendor use.

Sanitary Facilities: The applicant has stated that there will be portable toilets (including ADA) placed around the venue, which maintains a 25-40 person per toilet capacity. Hand-washing stations also will be provided with a minimum of one wash station for every ten (10) portable toilet facility. Sewage will be disposed of off-site at an approved disposal facility by the service provider.

Solid Waste Disposal and Recycling: A commercial provider will prepare, service and maintain waste receptacles throughout the venue two weeks before, during and two weeks after the event. Forty-yard dumpsters will be filled and transferred to a permitted waste disposal facility by a commercial hauler. Waste stations and recycling containers will be placed in strategic locations to discourage littering. The site will be cleared of all waste within two weeks of the event.

Liquid Waste: The applicant states that liquid waste is proposed to be collected and stored on-site before being hauled off-site to an approved wastewater facility.

Food Service: According to the applicant, food vendors will be provided with hot and cold water by the existing water system. Cooking can be accomplished with propane gas supplied by each vendor. Solid waste will be disposed of in general waste receptacles. Liquid waste is to be collected and stored on-site before being hauled off-site. All food vendors will be required to obtain food vendor permits and the applicant will obtain a Community Event Permit from the Mendocino County Environmental Health Department.

Alcohol Service: Alcohol is proposed to be served at specific booths by a licensed concessionaire within designated premises located within the entertainment areas. All attendees who wish to purchase or consume alcohol will be required to show identification to demonstrate that they are twenty-one (21) years of age or older. All Alcohol and Beverage Control (ABC) rules and regulations will apply and be enforced. Attendees will not be allowed to bring in their own alcohol into the concert area.

Cannabis Sales and Consumption: Cannabis will be served and managed by a licensed cannabis event organizer; Cannabis will be served at specific booths. All Department of Cannabis Control (DCC) rules and regulations will apply and be enforced. All proposed vendors are to be licensed; cannabis consumption and products cannot be visible to the public from outside the premises or to those under 21 and cannabis sales and consumption cannot occur concurrently in the same area that tobacco or alcohol is consumed.

The State of California limits cannabis sales and consumption to temporary events with the event being limited to no more than four consecutive days.

To regulate the sales and consumption of cannabis products, the applicant detailed a number of rules and regulations to comply with State of California and Mendocino County requirements. These have been included as **Condition Nos. 28-48**.

Environmental Monitoring: The applicant has indicated that various components of the event shall be subject to environmental monitoring, including the following:

- Vehicles will be subjected to an "Impact Check" when arriving to look for leaking fluids, fireworks and other prohibited items.
- Water quality, both potable and within the South Fork of the Eel River
- Noise levels shall be monitored throughout the event
- Dust levels will be controlled through the use of a water truck, if necessary.
- No significant vegetation removal is required or proposed, other than for fire safety
- In order to mitigate Vehicles Miles traveled (VMT) and Greenhouse Gasses (GHG), attendees will be encouraged via marketing campaigns to carpool and be provided incentives for doing so. On-site monitoring will include spot checks upon entry to the event as well.

ENVIRONMENTAL DETERMINATION: The modified project continues to adequately mitigate potential project effects so that no significant adverse environmental impacts will result from this project; therefore, adopting an addendum to the Mitigated Negative Declaration is recommended (See Exhibit 1)

5/12/2026
DATE


DIRK LARSON
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$2,354.00

ATTACHMENTS:

- | | |
|-----------------------------------|-----------------|
| A. Location | J. Wetlands |
| B. Aerial Vicinity | K. Soil Map |
| C. Aerial | L. Slope Map |
| D. Application | M. General Plan |
| E. Project Description | N. Farmlands |
| F. Zoning Display Map | O. School |
| G. Wildland-Urban Interface Zones | P. Topography |
| H. Fire Hazard Zone Map | Q. Adjacent |
| I. Special Flood Hazard Areas | |

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

CEQA Addendum available online at:

<https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission>

Mendocino County Use Permit Renewal & Modification

UR_2021-0006

Project Description

Northern Nights Music Group proposes a twelve-year renewal (2025-2037) and modification of Mendocino County Use Permit UR_2021-0006 which authorizes the temporary use of Cook's Valley Campground (Mendocino APN 053-020-10, -11, -12, -13, -14, -16, collectively the "Mendocino Parcels") for one event annually:

- Entertainment, camping and parking during a three day, 8,410 person event on the third weekend of July, known as Northern Nights Music Festival.
- Uses are permitted in conjunction with adjacent parcels under Humboldt County PLN-2023-18107 (the "Humboldt Permit").

The following modifications are also proposed:

- Align venue attendee, camping and parking capacities with the Humboldt Permit, providing for a modest increase of up to 10,000 attendees, 9,000 campers and 4,500 vehicles. This capacity includes the utilization of the current and additional Humboldt County parcels (Humboldt APN 033-271-007, -004, -007, -009, and -015, collectively the "Humboldt Parcels") for event parking and support operations.
- Authorize the use of the Mendocino Parcels for an additional two-day event, with a capacity of up to 10,000 attendees, 9,000 campers and 4,500 vehicles. The Humboldt Permit currently allows the applicant to operate an additional event with a capacity of up to 5,000 attendees, 4,000 campers and 2,500 vehicles utilizing only the Humboldt Parcels.
- Provide flexibility to schedule the events on any weekend between Memorial Day and Labor Day in any given year, consistent with the date flexibility provided for under the Humboldt Permit.

This request is consistent with the existing zoning restriction for the property, which allows land use for temporary events up to five days in any six-month period.

The project proponent and applicant is Northern Nights Music Group, LLC. The owner of record for Cook's Valley Campground is Conrad & Trudy Bowman and owner of record for County Line Ranch is Outraged Orangutan, LLC.

Plan of Operations

Event History

Northern Nights Music Festival was held for seven consecutive years between 2013-2019. The event did not occur in 2020 and 2021 due to the COVID-19 pandemic and occurred again for three consecutive years between 2022-2024.

Additional events have occurred sporadically over the last 15 years, beginning with Willie Nelson in 2008 on the Humboldt Parcels. The last event to occur on the Mendocino Parcels other than Northern Nights was the “Lumberstruck” Country Music Festival in 2016.

Location and Environmental Setting

The Project Site, known as Cook’s Valley Campground, is approximately 100 acres in size and is located adjacent to and east of Highway 101 approximately 2 miles north of Piercy. The South Fork Eel River runs through the entire site, which extends east of the river. Proposed uses include music, camping and vending as well as music and camping along approximately 3,000 linear feet of gravel bar. The project extends onto over 160 acres into Humboldt County as well as surrounding Humboldt County parcels. The project location is shown in Exhibit A and the Mendocino Parcels are shown in Exhibit B.

Attendance Levels

The previous approval for the venue was 8,410 attendees on-site camping and 3,100 vehicles. In 2023, the Humboldt Permit provided for an increased capacity of up 10,000 attendees, 9,000 campers and 4,500 vehicles in conjunction with revisions to and additions of the Humboldt Parcels.

A population of approximately 5% of the total attendance capacity will be on-site two weeks before and two weeks after each event as build and strike crews. Event vendors and staff will start arriving at least two days before the commencement of each event. It is estimated that a population of approximately 25% of the total event capacity will be on-site by the evening before and a population of another 50% of total event capacity will have

arrived by the first night of the event. The remaining 25% of the total event capacity will arrive the second night of the event, resulting in peak capacities.

For Northern Nights, it is expected that a minimum of 25% and maximum of 50% of the population will leave Sunday by 4 pm.

For the two-day event, between 75-90% of the population will leave by Sunday at 4P.

For either event, it is estimated that 75% of attendees will stay on-site and that 25% will stay off site either at hotels or at their home.

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 in both Humboldt and Mendocino Counties at any one time will be verified through wristband counts, box office cross-verification, and on-site security.

Site Schedule and Hours of Operation

The applicant is requesting flexibility to schedule the events on any weekend in between Memorial Day and Labor Day in any given year, consistent with the date flexibility provided for under the Humboldt Permit. This flexibility will allow the applicants and landowners to more effectively manage events by taking a more holistic approach to the placement and configuration of event-related infrastructure within the Cooks Valley area. Another benefit of this approach is that it simplifies the mobilization of resources needed and allows for some efficiencies and cost savings to occur.

General Annual Schedule:

Memorial Day Weekend - First potential weekend for either event

Two weeks prior to either event – venue setup begins

Two days prior to either event – vendors arrive for setup

Day prior to either event - gates open in AM for up to 25% of total event capacity, amplified music from 6 PM to 10 PM (if Thursday)

First or second day of either event – gates open in AM, amplified music from 10 AM to 2 AM (if Friday or Saturday)

Second or Third day of either event – gates open in AM, amplified music from 10 AM to 12 AM (if Sunday)

Day following either event – attendees depart, strike and cleanup begins

Two weeks following either event - venue strike & clean-up completes

Labor Day Weekend - Last potential weekend for either event

Dec 31st – Post Event Report Submitted to County

Camping and Parking

Camping and parking for the participants and staff will be provided on both the Mendocino and Humboldt Parcels. Camping of up to 9,000 persons occurs in eight designated camping areas and parking of up to 4,500 vehicles occurs in twelve designated parking areas. Campers will be required to maintain a 30 ft. setback from the water's edge and vehicles will be required to maintain a 100 ft. setback. These setbacks will allow for pedestrian traffic as well as emergency access. The project area use descriptions can be seen in Exhibit C.

Traffic Flow and Parking

The traffic plan is reviewed annually by CHP & Caltrans in coordination with a licensed traffic control provider. The traffic plan includes measures for required signage, CMS Boards, cones, light towers, in-and-out regulations, and cancellation procedures.

The annual schedule will generally adhere to the following:

Two days prior to the event

The only traffic allowed on-site two days prior to the event will be vendors and staff, resulting in approximately 10% of the total vehicle capacity on-site. Staff vehicles will begin to be parked in off-site parking lots.

One day prior to the event

The only traffic allowed on-site the day before the event includes early entry ticket buyers and staff resulting in approximately 25% of the total vehicle capacity on-site. Additional staff vehicles will be moved to off site parking lots.

During the event

Most of the traffic to the event will be paying ticket holders. The gates will open at 8:00 AM on Friday. If 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 Highway Patrol. 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 Highway 101 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. All vehicles will be directed to traffic lanes away from Highway 101 for processing.

There will be two main access points – one into Humboldt for staff, volunteers and performers, and one into Mendocino for ticket holders. Upon arrival to Mendocino, the entry will be divided into four to six lanes for wristband retrieval and impact checks.

Day after the event

The campground will close no later than noon on the day 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.

Re-entry

During the event, patrons will be allowed to leave the event only as necessary and only by vehicle. Patrons will be prohibited from leaving the premises as pedestrians, and this will be enforced by security staff and/or CHP. Re-entry shall be permitted only with appropriate credentials.

Shuttle Services

A licensed transportation company shall manage shuttles to and from off-site parking as well as the Garberville area, to provide safe means of transportation for the local community as well as to encourage out-of-town attendees to utilize local hospitality options. Designated transportation hubs for drop-off and pick-ups will be shown on public event maps and messaged to all attendees prior to and during the event. Location of the Humboldt Parcels can be seen in Exhibit D.

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.

The detailed emergency plan will be reviewed, updated and implemented annually in coordination with Humboldt and Mendocino County Sheriff's Offices, CalFire, CHP, CalTrans, Piercy, Garberville, Leggett and Redway Fire Departments, Jerold Phelps Community Hospital and City Ambulance.

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 around the clock 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.

An evacuation plan satisfying emergency service agencies will be available prior to the event and the contracted medical team documentation will be submitted to the Planning Commission at least one month before the event.

Emergency Fire Plan

A Cal Fire Safety Regulations Package will be submitted to the California Department of Forestry and Fire Protection (Cal Fire). On-site fire safety support at the event will be supervised by Piercy, Redway & Garberville Volunteer Fire Departments who will be available for the duration of the event around the clock with a minimum of two (2) personnel and supported with a minimum of one (1) Type 3 fire engine and one (1) water tender for standby emergency water and dust abatement, and radio communication equivalent to Cal Fire dispatch. An all-weather surfaced 20-ft fire lane existing around the perimeter of the campground will be designated for fire and emergency use. Visible signage will indicate designated locations for fire, medical, and security personnel. Fire extinguishers will be mounted accessibly around the event site.

The applicants employ a team to specifically target prohibited burning and open flames, including fireworks, in addition to posting signage and informing patrons and staff of fire danger and the strict no burn and no fireworks policies. The Applicants will advertise this information on the event website, email, social media, and local radio.

Emergency Response Plan

Prior to each event, members of the medical, security and fire teams will meet and plan responses to emergency scenarios as well as identify and correct potential safety risks. A

Communications Leader will be designated. Contact information will be organized and shared to facilitate emergency communication during the event.

If there is an emergency situation during the event, the Communications Leader will coordinate response efforts involving the event producers, security, medical, and fire team leads, and on-site law enforcement. In the case of a medical evacuation, the Communications Leader will also communicate with CalFire, City Ambulance, the destination care center and as well as law enforcement and traffic crew to ensure a clear path for emergency vehicles. A helicopter landing area will be made available for emergency evacuation.

The various emergency response teams will communicate using handheld radios and cell phones. The Communications Leader will be able to contact Cal Fire dispatch, as will fire, medical and security personnel.

As necessary, event producers will communicate information to event attendees using main stage amplification and provide instructions to ensure emergency service providers can safely and quickly access necessary locations.

If a fire occurs, the Communications Leader will coordinate with the lead fire department, Cal Fire dispatch, on-site law enforcement, event security, medical, and traffic teams to ensure a clear path for emergency vehicles and to implement the Emergency Fire Plan as follows:

- 1) Notify off-site responders
- 2) Secure and clear the affected area
- 3) Shelter in place along the river bar; in the case of approaching wild land fire dismantle tents and campsites.
- 4) Responding agencies will determine extent of evacuation area.
- 5) Clear the evacuation area on foot to the predetermined evacuation zones
- 6) Use on-site communications resources such as the stage PA, on-site FM radio broadcasting, and event staff to inform and direct the public.

Security

Professional on-site security services shall be secured for the event and will work with event management to schedule and implement festival wide security policies. The contracted team will be given distinctive colored clothing as approved by the Sheriff's Office.

Temporary fencing around the perimeter of the site will be installed to mitigate trespassing onto adjacent properties. Twenty-four hours per day security will be provided on-site for the protection and service to attendees and neighboring property owners. Every attempt will be made to limit encroachment/trespassing onto neighboring properties. The perimeter of the site shall be clearly identified and fenced and shall be posted to limit access beyond the approved event, camping, and parking area sites.

Security will be on site beginning two days prior to the event until two days following the completion of the event and operating 24 hours a day reaching close over 100 staff members at peak times.

There will be (2) security positions assigned to the River Stage swimming area during the operating hours of 12 PM – 8 PM, in addition to the (3) medical staff composed of (2) lifeguards and (1) staff. During all other times at the River Stage swimming area, signs will be posted advising "NO LIFEGUARD ON DUTY".

There will be (2) security roamers throughout the festival, with emphasis on the campgrounds, specifically assigned to monitoring those attendees under 21.

Production teams will remain in consistent contact with the Sheriff's Office, CHP, and contracted security as the event approaches.

Entertainment

Temporary stages will be installed and oriented away from Highway 101 and developed residences in the Piercy area, keeping them shielded from the main source of light and sound. The stages will be separated from the highway by a number of mature trees and is at least 40 feet lower in elevation than the highway, further mitigating any paths of direct light

to properties across the highway. Any lighting other than performance displays (such as light towers) will be downcast and shielded from adjacent properties. Stages will be placed in entertainment areas, locations which are shown in Exhibit C.

Food Service

Food vendors will be provided with hot and cold water by existing water systems. Cooking will be done with propane gas supplied by each vendor. Solid waste will be disposed of in general waste receptacles. Liquid waste is collected and stored on-site before being hauled off-site. All food vendors will be required to obtain food vendor permits and the applicant will obtain a Community Event Permit from Mendocino County Environmental Health.

Alcohol Service

Alcohol will be served and managed by a licensed concessionaire, within designated premises located within the entertainment areas. All attendees who wish to purchase or consume alcohol will be required to show identification to demonstrate 21 years of age or older. All ABC rules and regulations will apply and be enforced.

Cannabis Service

Cannabis will be served and managed by a licensed cannabis event organizer, within designated premises located within the entertainment areas. All attendees who wish to purchase or consume cannabis will be required to show identification to demonstrate 21 years of age or older. All DCC rules and regulations will apply and be enforced.

Craft Booths

There will be approximately 20-30 craft booths located around the perimeter of performance and other high traffic areas.

Water Supply and Distribution

The water supply will be sourced from an on-site well to a large distribution system that runs throughout the site. Water use is measured throughout the event season and reported to state water agencies as well as DFW. There is a 3 inch line for irrigation and fire

suppression, and a 2 inch line for drinking, showers, and for vendor use. Fire hydrants are available for quick use. For extreme use, there is ready access to a fill up spot at the river or in a 1,000,000 gallon pond.

The on-site water system will be tested before and after the event and the water sample result will be included with the Community Event Permit Application. Water quality sampling and testing will continue to be conducted by the event coordinators. 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 Mendocino DEH.

Sanitary Facilities

Portable toilets (including ADA) will be placed and serviced throughout the venue by a licensed service provider, maintaining a ratio of 25-40 persons per facility. Hand wash stations are provided wherever toilets are located with a minimum of one wash station for every 10 toilets. Sewage will be disposed off-site at a licensed disposal facility by a commercial hauler.

Solid Waste

A commercial provider will prepare, service and maintain waste receptacles throughout the venue two weeks before, during and two weeks after the event. Forty-yard dumpsters will be filled and transferred to a permitted waste disposal facility by a commercial hauler. Waste stations and recycling containers will be placed in strategic locations to discourage littering. The site will be cleared of all waste within two weeks following the event.

Wastewater

Liquid waste is collected and stored on-site before being hauled off-site to an approved waste water facility. Components of the Humboldt Parcels are also serviced by an on-site wastewater treatment system.

Monitoring

The proposed project incorporates mitigation measures in the project design to minimize environmental impacts. Aspects of the Environmental Monitoring program will continue to include:

- 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.
- 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.
- No camping will be permitted within 30 ft of the river and no parking permitted within 100 ft of the river.
- In order to mitigate Vehicles Miles Traveled (VMT) and Greenhouse Gases (GHG), attendees will be encouraged via marketing campaigns to carpool and provided incentives for doing so. On-site monitoring will include spot checks upon entry to the event as well.

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 cancelled and not to arrive at the venue.

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 ticketholders with notification of cancelled events.
- Local newspaper and radio advertisements.

Commitment to Local Schools, Non-Profit Organizations and Economic Boost

Northern Nights continues to support non-profit and community organizations including Piercy & Leggett Volunteer Fire Departments, Leggett Valley Unified School District, KMUD Community Radio, and many more over the years. In 2015, a detailed Economic Impact Analysis was conducted and demonstrated that Northern Nights increased local economic impact of over \$2,000,000 in Mendocino and Humboldt Counties. The increase in attendance over the past decade as well as the additional event has the potential to increase local economic impact to over \$5,000,000 annually.

Conclusion

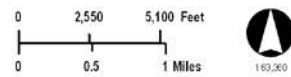
The applicant is an experienced and professional production company, with a mission to ensure high quality events that showcase the region to new audiences, facilitate positive and enlightening experiences rooted in art and music, and demonstrate ways to act sustainably.

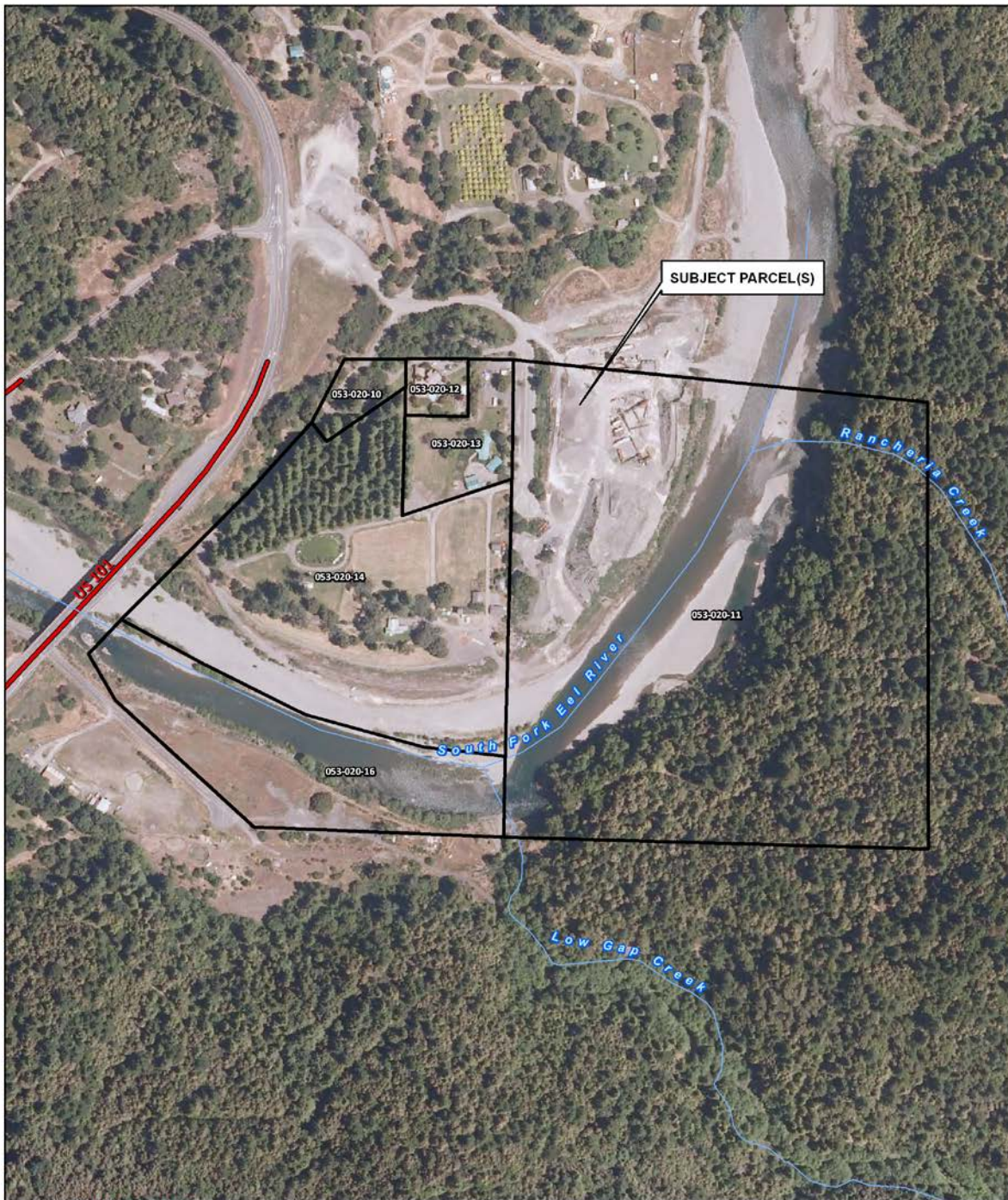
For over a decade, they have demonstrated the ability to successfully manage large events in the Cook's Valley area. Positive feedback has been received from both Mendocino and Humboldt County officials, law enforcement agencies, local fire departments, service providers, press outlets, and the local community. The Applicants continue to review, improve, and refine event management practices in order to produce a safe event, abide by permit regulations, and continue dialogue with the local community on how to best stimulate local business and promote tourism into the area.



CASE: UM 5-13(2013)
OWNER: BOWMAN, Keith, et. al.
APN: 053-020-16, et. al.
AGENT:
ADDRESS: 83950 Road 442E, Piercy

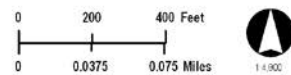
LOCATION MAP

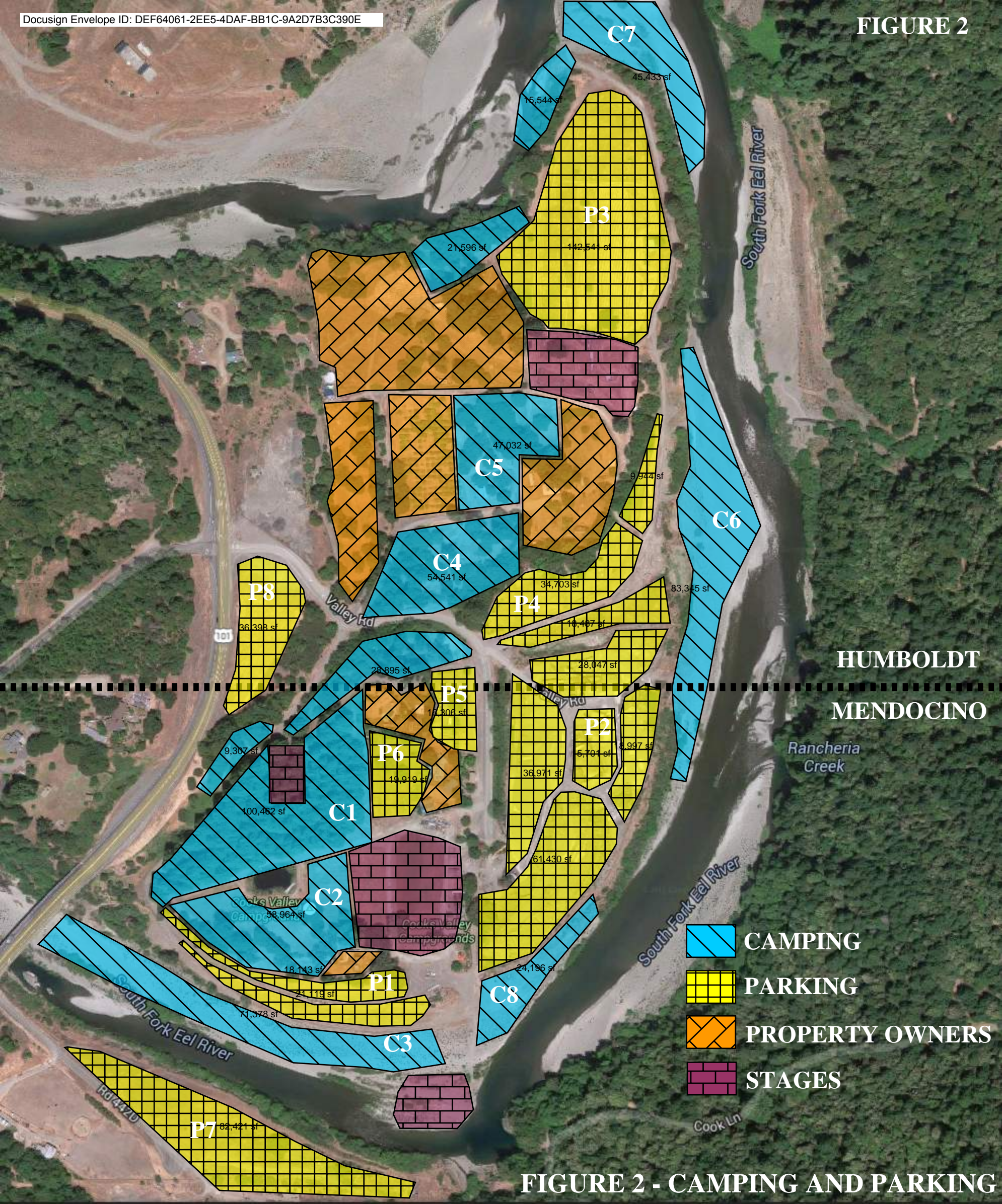




CASE: UM 5-13(2013)
OWNER: BOWMAN, Keith, et. al.
APN: 053-020-16, et. al.
AGENT:
ADDRESS: 83950 Road 442E, Piercy

2010 NAIP AERIAL ORTHOPHOTO

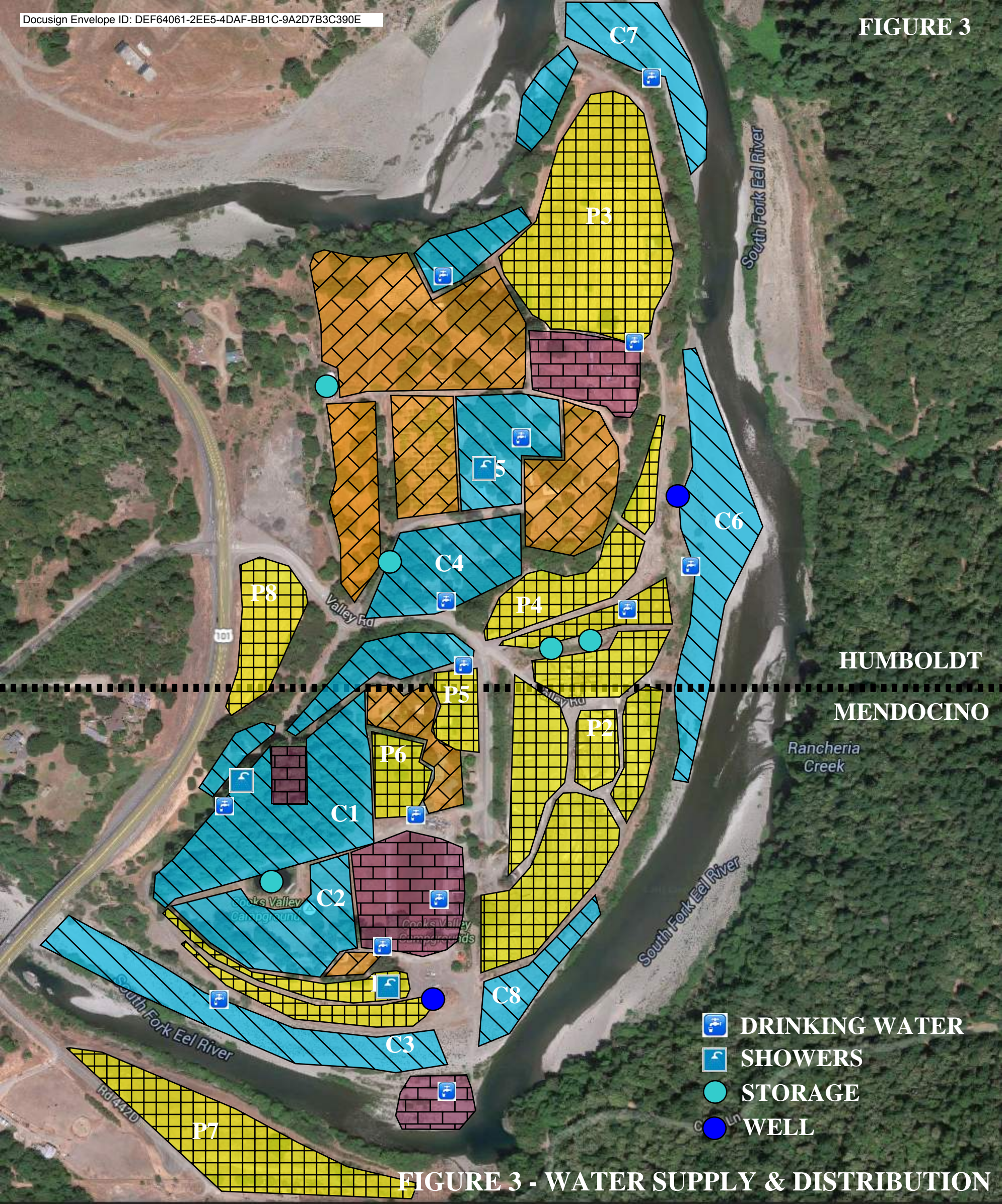




HUMBOLDT
MENDOCINO

-  **CAMPING**
-  **PARKING**
-  **PROPERTY OWNERS**
-  **STAGES**

FIGURE 2 - CAMPING AND PARKING



HUMBOLDT

MENDOCINO

Rancheria Creek


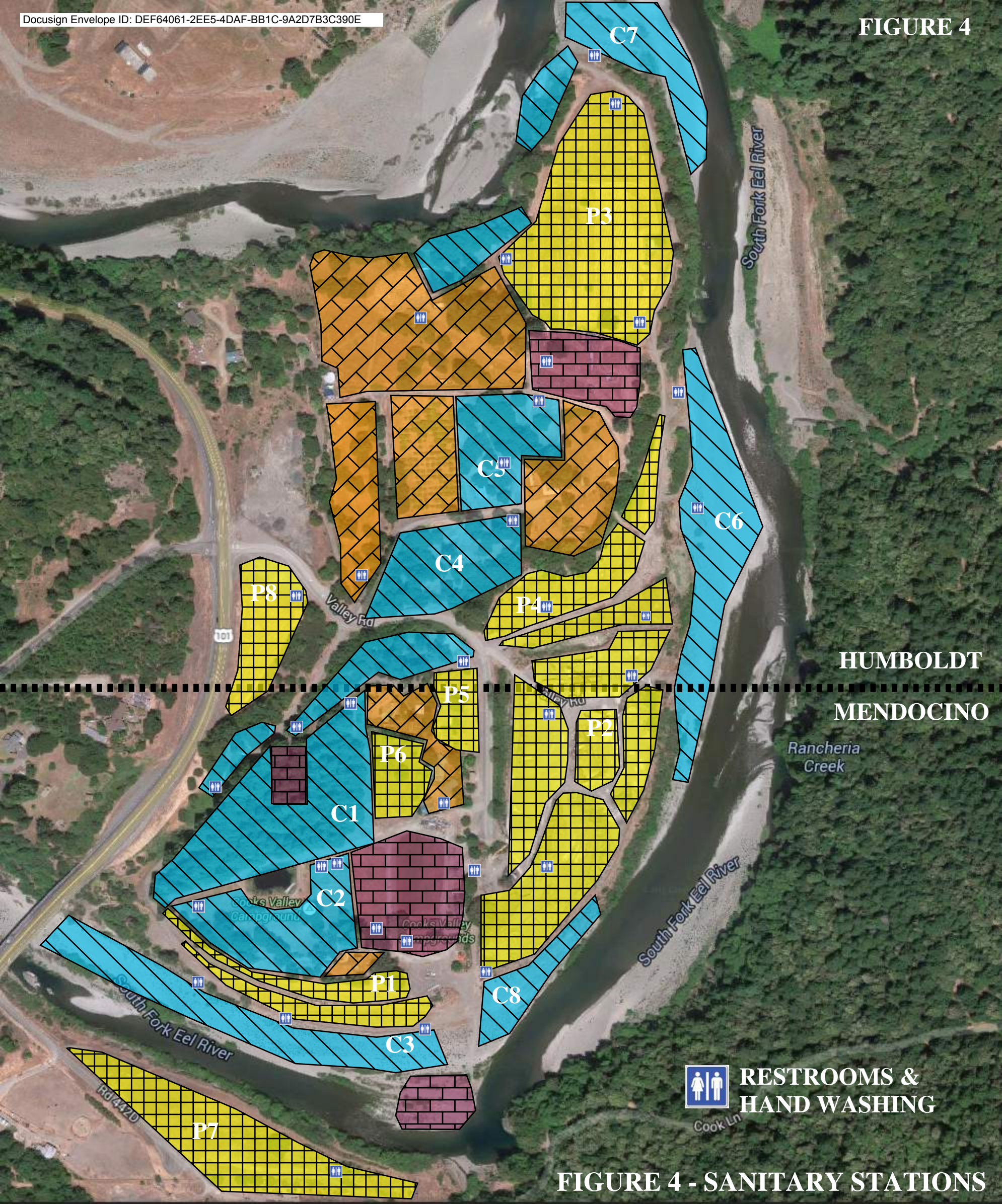
-  DRINKING WATER
-  SHOWERS
-  STORAGE
-  WELL

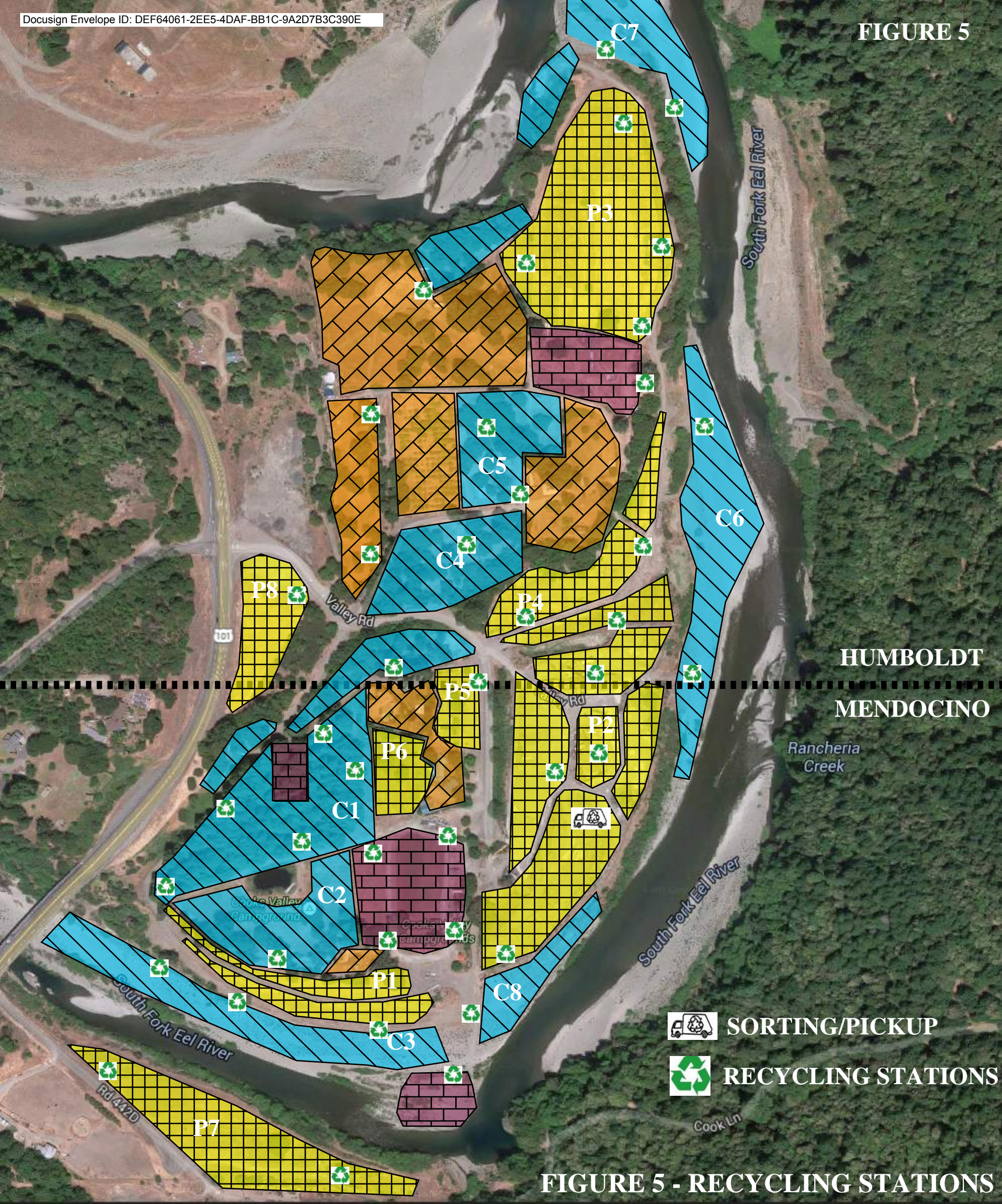
FIGURE 3 - WATER SUPPLY & DISTRIBUTION



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 RESTROOMS &
HAND WASHING

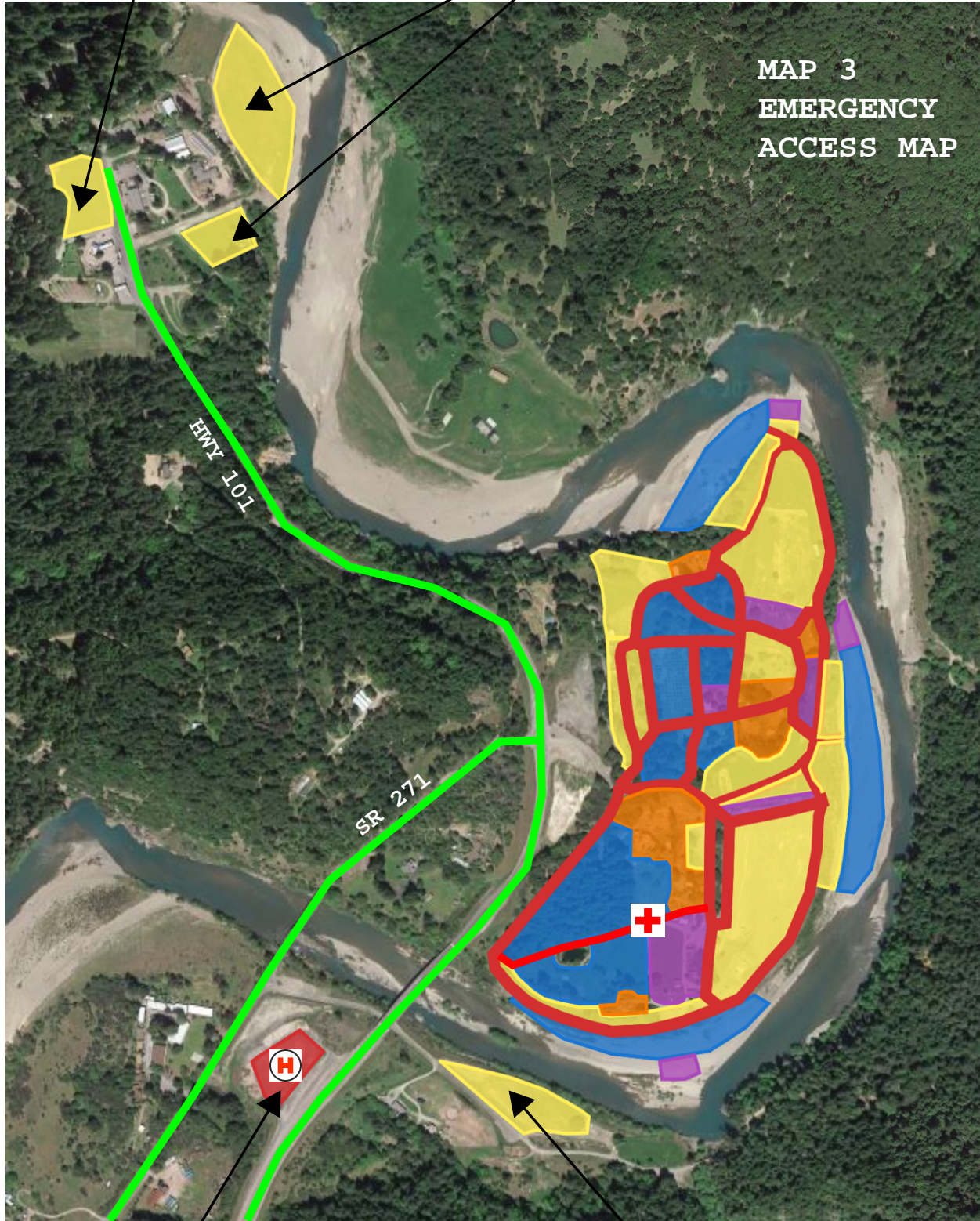
FIGURE 4 - SANITARY STATIONS



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-  SORTING/PICKUP
-  RECYCLING STATIONS

FIGURE 5 - RECYCLING STATIONS



EMERGENCY
HELICOPTER
LANDING ZONE

OFF-SITE LOT & SHUTTLE
STOP ROAD 442D

	CAMPING		EMERGENCY ACCESS ROAD
	PARKING		MAJOR ROADS
	PROPERTY OWNER		EVENT SAFETY HQ
	ENTERTAINMENT		HLZ

NORTHERN NIGHTS MUSIC FESTIVAL

EARTH	[Light Brown Box]
GRASS/ FORREST	[Light Green Box]
BAR	[Light Blue Box]
PARKING	[Grid Pattern Box]
CAMPING	[Dotted Pattern Box]
CAR CAMPING	[Diagonal Line Pattern Box]
ARTIST CAMPING	[Stippled Pattern Box]
SPECIAL CAMPING	[Circular Pattern Box]
STAGE	[Blue Box]
BAR	[Red Box]
BAR ZONES	[Orange Box]
BUILDINGS	[Grey Box]
ART GALLERY	[Purple Box]
WATER STATION	[Water Drop Icon]
MEDICAL	[Red Cross Icon]
FIRE DEPT.	[Orange Fire Truck Icon]
PARKING STAFF	[Pink Circle Icon]
NON-PROFITS	[Red Box]
SECURITY ZONE	[Red Dotted Line]
SECURITY	[Orange Circle Icon]
SECURITY 21+	[Green Circle Icon]
SECURITY CC	[Purple Circle Icon]
GENERATOR	[Generator Icon]
SHORE POWER	[Lightning Bolt Icon]
LIGHT SOLAR	[Solar Panel Icon]
LIGHT GAS	[Gas Cylinder Icon]
TOP SHELF LIGHT	[Yellow Star Icon]
ART INSTALLS	[Yellow Star Icon]
PROD TRAILERS	[Red Box]
FENCE	[Dotted Line]
CANNABIS SALES & CONSUMPTION	[Green Box]



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