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https://www.youtube.com/watch?v=lmsEATzN6HM

https://www.youtube.com/watch?v=wlTDq5YqfYI



PLANNING DEPARTMENT

2301 Technology Parkway Hollister, CA 95023

COUNTY OF SAN BENITO RESOURCE MANAGEMENT AGENCY

Phone :(831)637-5313 E-mail: sbcplan@cosb.us

PROJECT APPLICATION

This application is for (check all that apply) If request is not listed, please describe here: **Appeal: Staff Decision Accessory Dwelling Unit Appeal: Planning Commission Building Site Review Certificate of Compliance C-District Review Design Review General Plan Amendment** Hillside Design Review Lot Line Adjustment **M-District review** Major Subdivision (5-50) Lots Major Subdivision 51 or more lots Minor Subdivision (No sewer/water) Minor Subdivision (Sewer/Water) **Permit Extension Preliminary Review Letter** Scenic Highway Review **Temporary Use Permit Senior Dwelling Unit Special Plan Review Specific Plan Use Permit Use Permit Amendment Use Permit Renewal Sign Permit** Variance **Zone Change** Greg Bumb / LAZY Bumb RANCH L.L.C. 1. Owner(s) Name: Address: 7661 MonTerey ST____City: <u>Gileoy</u> State: <u>CA</u>____ Telephone: 4087670386 Zip Code: 95020 2. Applicant's/Agent's Name: BRIAN Garrahan Address: 18989 Bean Greek Rd City: Boulder Greek State: CA. Telephone: 408-857-5884 Zip Code: 95006 3. Property Address and Nearest Cross Street: Panoche Rd, PAicines. CA. 95043 21119

4. Assessor's Parcel Number: 027200-011, 027-200-015

5. Current Zoning: _____ General Plan Designation: _____

6. Property area (acres or square feet) <u>800 ACCES</u>

7. Describe the proposed project:

Youth, Amateur, Family Have Scramble Event.

 8. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section _______ of the San Benito County Code, from a _______ Zoning District to a ______ Zoning District or some other classification.
 of the San Zoning

9. GENERAL PLAN AMENDMENT ONLY: Describe the proposed amendment

 10. SUBDIVISION INFORMATION ONLY:

 Existing Number of Lots

 Existing Lot Size(s)

Proposed Number of Lots _____ Proposed Lot Sizes _____

11. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment:

 Number of Parcels included in Adjustment

 Will the adjustment relocate a building area?

 Existing Parcel Sizes:

 Proposed Parcel Sizes:

 Are all parcels under same ownership?

12. VARIANCES ONLY: Describe the Variance request

Describe any exceptional or extraordinary circumstances applying to the property involved that qualifies the property or project for a Variance:

13. Residential Construction: Check all that Apply							
Single Family Dwelling	Multi-Family Dwelling	Addition	Accessory Dwelling				
Attached	Detached						

Existing Square footage_____ No of covered parking spaces _____ Proposed Square Footage_____ No. of uncovered parking spaces _____

14. Commercial or Industrial Development:							
No. of employees							
No. of existing parking spaces No. of proposed parking spaces							
No. of Loading Spaces Hours of Operation:							
Any hazardous materials manufactured or used on site?							
If yes, what types?							
15. Will grading or filling be required: YES NO _X	If yes, list cubic yards						
16. Will the project require development on slopes greater than 2	20%? YES NO _	X					
17. Will any trees be removed? YES NO X							
If yes, list number, size and type							
18. How will water be supplied:	Wells	Mutual System					
19. How will wastewater be removed from the site:	Septic Tank	Mutual System					
20. Is the property currently used for Agricultural purposes:	YES NOX						
21. Is this land under Williamson Act Contract:	YESNO _X						

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AFFIDAVIT

I hereby consent to and make application for the above referenced land use action(s) and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge. I further acknowledge that the burden to justify approval of this request is mine alone, and that neither the County staff nor the County officials are under any obligation to support or approve the requests contained herein.

Owner Signature			Date
Applicant/Agent Signature			Date
If there are multiple property owners, ple	ease attach a consent letter for each	n owner.	
	PLANNING DIVISION USE	ONLY	
Date Submitted: E	Expiration of 30-day review Period	<i>l:</i>	
Date of Environmental Determination:	ND N	IND EIR	EXEMPT CLASS:
Fault Zone:	Fire Hazard Severity:		
Habitat Conservation Fee Area:	Flood Zone:	Culti	arally Sensitive:
HOA Approval Required :	Planner Assigned		



COUNTY OF SAN BENITO RESOURCE MANAGEMENT AGENCY PLANNING AND BUILDING INSPECTION SERVICES

2301 Technology Parkway Hollister, CA 95023-2513

Phone: (831) 637-5313 E-mail: sbcplan@cosb.us

APPLICATION REQUEST FORM

Note to Applicants: Please attach legible plans and materials for review by staff. If staff is unable to determine the nature of your request, project review may be delayed.

Detailed project description (Attach additional sheets, maps, site plans, etc., as appropriate): <u>Youth</u> , Amateur, Family Hare Scramble Event
General Plan amendment?C.U.P?Other?
Project Address: 21119 Panoche Rd, Paicines, CA. 9.5043 Assessor's Parcel Number: 027200-011,027-200-015 General Plan Land Use Designation:Zoning Designation:
Property Owner Name(s): <u>Greg Bumb / LAzy Bumb RANCH LLC</u> Address: <u>7661 Monterey ST, GilRoy, CA: 95020</u> Email Address & Phone Number: <u>gregory bumb@gmail.com</u> 408-7670386
Agent/Representative: BRIAN GARRAHAN Address: 18989 BEAR Creek Rd, Boulder Creek, CA. 95006 Email Address & Phone Number: brian@garrahan offroad.com 408-857-5884
Is the property served by a public or mutual water system? Please identify provider or, if no, describe water source:
Is the property served by public sewer? Please identify provider or, if no, describe means/feasibility of sewage disposal:
Is the project located within an Alquist-Priolo fault zone? If yes, please identify fault name/zone:
Is the project site located within a 100-year flood zone?
Does the project site contain a lake, stream, pond, vernal pool, or other water feature?
Are there any known or mapped sensitive environmental resources on the property?
Does the project site contain slopes of 30% or steeper?
Please describe any project potential to affect scenic features as viewed from the site or onto the site:
Does the project site contain Prime Farmland, Grade-1 soil, or otherwise fertile soil suitable for agriculture?

Does the project site contain any other known or mapped sensitive natural resources or hazards that would affect or be affected by the project? These may include landslides, mudflow potential, fire hazard, vegetation, important minerals, high water table, etc.

Will the project require the removal of vegetation?
Will the project require grading/moving of earth for building sites, access drives, and drainage? If yes, list the grading amounts: Cut: cy Fill: cy
Describe any drainage modifications:
Describe any new impermeable surfaces, including pavement and rooftops:
Describe features to offset new sources of runoff and to filter pollutants such as chemicals or sediment from runoff:
Describe road/access improvements: <u>Gravel</u> added to existing road
Describe access-safety adequacy, including accommodation of emergency vehicles and design-hazard prevention:
EASY ACCESS GRAVEL ROAD, NO BLOCKAGE OF Main Red city Waffic, Designated areas for American Medical Response (AMR) San Benito, CALSTAR Air Rescue, HANDICAP AREA, SCARCH & RESCUE TER Describe any project potential to disturb cultural resources, such as historic structures, artifacts, or human remains: HOBILE EM
Describe any potential to generate substantial light, noise, or odor: All motorcycle tested 96 db or lower by District 36 Officials Describe any manufacture, use, or storage of hazardous substances:
If any demolition or materials export, please describe destination for solid waste, such as landfill, recycling, and/or composting:
Have prior permits been approved for this location? If yes, provide permit number and description: <u>Yes</u> . <u>PLN 190006</u> , LAZY BUMB HARE SCRAMBLE MOTOROYCLE RACE EVENT
Does the project require approval by a homeowners' association? If yes, has approval been received?
Describe open/unresolved code violations on the property:
Is the property under Williamson Act Contract? If yes, please include contract number:
Submittal Details
 Attach two (2) sets of site plans, floor plans and parcel maps as applicable with Application Request Form. Application must be legible in order to be processed.
 Applicant will be notified within seven (7) business days of planner assignment.
Property Owner Signature Date
Agent/ Representative Signature Date

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COUNTY OF SAN BENITO RESOURCE MANAGEMENT AGENCY PLANNING AND BUILDING INSPECTION SERVICES

2301 Technology Parkway Hollister, CA 95023-2513 Phone: (831) 637-5313 E-mail: sbcplan@cosb.us

NOTICE OF STAFF ACTION

PERMIT NO.:	Temporary Use Permit PLN 190006
	Lazy Burnb Hare Scramble Motorcycle Race/Event
DATE:	March 7, 2019
APPLICANT:	Brian Garrahan / Lazy Bumb Ranch
LOCATION:	21119 Panoche Road, Paicines
APN:	027-200-011, 027-200-015
ZONING:	Agricultural Rangeland (AR)
GENERAL PLAN:	Rangeland (R)

IN ACCORDANCE WITH THE PROVISIONS OF THE SAN BENITO COUNTY CODE, SECTION 25.29.015, OF THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, A TEMPORARY USE PERMIT IS HEREBY GRANTED FOR A 'HARE SCRAMBLE' MOTORCYCLE RACE/EVENT AT ASSESSOR'S PARCELS 027-200-011 & 027-200-015. THE USE AUTHORIZED BY THIS TEMPORARY USE PERMIT SHALL TAKE PLACE ON NO DATES OTHER THAN MARCH 30th & MARCH 31st, 2019. APPROVED BY THE PLANNING DIRECTOR THIS 12th DAY OF MARCH 2019 WITH THE FOLLOWING CONDITIONS OF APPROVAL.

IMPORTANT NOTICE: Attention is called to the provisions of Section 51, Ordinance No, 479, which reads in part: "Any person aggrieved by any decision of the Planning Director or designated appointee made under the provisions of this title may, within ten days from the date of the decision, appeal to the Planning Commission. The appeal shall be in the form of a written notice filed in duplicate with the county's Planning Department and shall set forth specifically the grounds for the appeal." Appeal forms can be obtained from the County Clerk's office, County Courthouse, Hollister.

Temporary Use Permit Findings

Finding 1: That the proposed use meets provisions under Section 25.29.015 of the San Benito County ordinances for temporary use permits.

Evidence: Special events such as bicycle races and motorcycle races are a permitted use as specified in subsection (C)(6), Section 25.29.015, Temporary Uses, contingent upon such conditions and limitations reasonably necessary to secure the public welfare.

Finding 2: That the proposed use, if it complies with conditions of approval, will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood.

Evidence : The proposed use is properly located in relation to the community as a whole, to other land uses, transportation, and service facilities in the vicinity. Appropriate County departments have reviewed the application and have not found evidence that properties in the area will be adversely affected; no safety hazard, public nuisance, or adverse impact to the general welfare was identified in relation to the proposed project.

Finding 3: That the proposed use is consistent with several provisions of the General Plan, which seeks to increase and enhance opportunities for passive and active recreation, through partnership with private entities, event organizers, and public agencies alike (8-5, 2035 San Benito County General Plan).

Evidence: The special event is proposed to occur at a private facility; the County encourages the development of active & passive outdoor recreation opportunities (ED-5.5 Outdoor Recreational Venues).

Evidence: The proposed use is a visitor-oriented commercial recreational use that promotes the local economy, provides an outdoor recreational venue, and showcases the area's scenic landscapes and natural resources.

Evidence: The proposed use conforms to the General Plan's longstanding land use objectives in that it provides recreational opportunities and will not adversely impact agricultural operations, farmland, or productivity.

Finding 4: That the proposed use qualifies for a Class 4 Categorical Exemption under the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. Class 1 Exemptions consist of or include the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private facilities.

Evidence: Special events are a temporary use of land that will have negligible or no permanent effects on the environment; here, while a new motorcycle race course would have a substantial impact, site visits by County staff (3/29/19) indicate that the proposed special event will occur on an existing private racetrack with some minor alteration occurring in the process of operating and maintaining the facility. Section 15301(c) specifies "existing highways and streets . . . bicycle and pedestrian trails, and similar facilities" such as the existing private motorcycle trails or track proposed for a special event here.

Finding 5: That the proposed use requires no "presence-absence" studies of archaeologically sensitive sites. (Robert R. Cartier, Presentation of Archaeological Sensitivity Maps; July 1991).

Evidence: The proposed use involves no "subsurface excavations or surface grading," nor any addition or new impacts or disturbances.

Conditions of Approval

- 1. Hold Harmless: APPLICANT shall defend, indemnify, and hold San Benito County, its agents, officers, and/or employees (hereinafter "COUNTY") free and harmless from any and all suits, fees, claims, demands, causes of action, proceedings (hereinafter collectively referred to as "Legal Action"), costs, losses, damages, liabilities, and expenses (including, but not limited to, an award of attorneys' fees, expert witness fees, and court costs) incurred by COUNTY arising (directly or indirectly) or resulting from the review, processing, consideration, or approval of APPLICANT'S Project or action taken by COUNTY thereon, including Legal Actions based on the negligence of COUNTY. APPLICANT will reimburse COUNTY for any damages, costs, or fees awarded pursuant to any settlement, default judgment, or other judgment taken against the County, whether the result of Applicant's decision not to defend legal action or otherwise. COUNTY retains its discretion to direct counsel regarding whether to defend, settle, appeal, or take other action regarding any Legal Action. [Planning]
- Conformity with Plan: The use of the site shall conform substantially to the temporary use described in the application submitted under Temporary Use Permit PLN 190006. Any increase in the nature or intensity of the temporary use on the site shall be subject to further review by the Planning Director. [Planning]
- 3. Temporary Authorization: The approval is hereby granted for March 30th and March 31st, 2019. This approval of a temporary use does not imply any permanent authorization and does not constitute any guarantee of future approvals, entitlements, or authorization.
- 4. Waste Disposal/Event Cleanup: The applicant/event organizer shall conduct event cleanup, make provisions for waste disposal, and restore the site to its original condition (§25.29.015 Temporary Uses). The County enforcing officer may require guarantees to assure removal of any debris or refuse resulting from this temporary use, so as to restore the premises to the prior condition.

5. Fire: The applicant shall provide fire extinguishers, and follow fire guidelines. All activities shall meet California Fire Code standards, Public Resources Codes 4290 and 4291, Ordinances 822 and 823 of the San Benito County Code and other related codes as they apply to a project of this type and size. 25.07.025. [Fire]

Environmental Health (DEH):

- 6. Hazardous Materials: The applicant must provide a Hazardous Materials Business Plan if hazardous materials are to be stored in any existing or proposed facilities.
- 7. Sewage Disposal: The estimated number of attendees and spectators for the event is 600 to 800 persons. The owner/organizer shall provide a minimum of 10 portable toilets and 4 hand wash stations from a provider approved by this department.
- 8. Water: Any water source available to the public shall be from an approved source.
- 9. Food: The applicant/organizer has completed the Community Event Organizer's Permit Application. There appears to be three (3) Mobile Food Facilities (MFF) scheduled for this event. Two of the MFF are currently annually permitted by this department.
 - The third MFF is registered in Alameda County and must apply for a San Benito County Health Pennit prior to the start of the event.

[Environmental Health; 831-636-4035]

- **10. Sheriff:** The applicant shall provide adequate notice to the County of San Benito Sheriff's Office of any future events. Future events may be denied if adequate notice is not provided.
- 11. Emergency Medical Response: Emergency first aid / medical personnel and transportation shall be on-site. The applicant has contracted with AMR American Medical Response for this purpose.
- 12. Security: Adequate security staffing shall be provided.

13. Parking: All parking associated with the permitted use shall take place on the subject property. [Planning]

Richard Felsing

County of San Benito Resource Management Agency

Brian Garrahan

Lazy Bumb Ranch, LLC

SAFETY PROCEDURE

- 1. CAL STAR
- 2. Landing Pad
- 3. Radio Communication
- 4. Side by side with backboard, defibrillator, First Aid
- 5. Longitude latitude coordinates
- 6. Two Ambulances ALS
- 7. Mobile EMT
- 8. Search and rescue

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Jones Birdsong LLP 600 Market Street, Suite 210 Chanhassen, MN 55317				PHONE (A/C, No), Ext):	8-3864	FAX (A/C, No):		
Donald Birdsong				ADDRE			RDING COVERAGE		NAIC #
				INSURE			And General		16608
INSURED American Motorcyclist Association, Inc.; AMA				INSURE	RB:				
District Organizations, Clubs and Promoters				INSURE					
13515 Yarmouth Drive				INSURE					
Pickerington, OH 43147				INSURE	RF:				
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							PERSONAL & ADV INJURY	\$	1,000,000
							GENERAL AGGREGATE	\$	5,000,000
X OTHER: Per Event							PRODUCTS - COMP/OP AGG PLL	\$ \$	1,000,000
AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	
ANY AUTO OWNED SCHEDULED							BODILY INJURY (Per person)	\$	
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DED RETENTION \$							AGGREGATE	\$	
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AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				[[E.L. EACH ACCIDENT	\$	
(Mandatory In NH) If yes, describe under							E.L. DISEASE - EA EMPLOYEE	\$	
DESCRIPTION OF OPERATIONS below		<u> </u>					E.L. DISEASE - POLICY LIMIT	\$	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHINT Type of Event: Class 1A	, LES (AGORD	v 101, Augmonal Kemarks Schedu	ie, may b	e arrached if mor	space is requir	B G)		
Event Title: Blumb Ranch Hare Scra	mble								
Location: Blumb Ranch									
Premium: \$1425.00									
CERTIFICATE HOLDER				CANC	ELLATION				
Garrahan Off Road Training			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
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ACORD 25 (2016/03)	The	ACC	ORD name and logo are	regist			ORD CORPORATION.	All rigi	nts reserved.

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NOTEPAD:	HOLDER CODE	an Motorcyclist		AMERI-8 OP ID: NC	Date	page 2 1/24/2020+
Type of Insurance	Commercial General	Liability	Policy Numb	per: GL2019000)12784	
Insured: AMERICA PROMOT	N MOTORCYCLIST ASS ERS	OCIATION, INC., AN	MA DISTRICT ORG	ANIZATIONS, C	LUBS and	
Additional Insured	s, in accordance with p	olicy terms and con	ditions:			
B. Any person or of C. Any person or of D. Racing vehicle E. Persons or orga volunteers, or mana F. Any state or go authorizations	owner, or lessor of premis organization sponsoring r organization sponsoring y owners, racing vehicle driv unizations (other than driv ogers or lessors of premise vernmental agency or subo	acing vehicles or spons our activities or events vers and racing vehicle vers, crew members, rac s) if required by contra- division or political sub	oring racing vehicle ; crew members; ting vehicle owners, s ct. odivision – permits o	sponsors,		
H. Moose Racing	ased equipment when req	uireu în lease agreemer	it with you			

EVENT DATES*: 2/9-10/2020 PRACTICE: N/A ADDITIONAL CAMPING: N/A ADDITIONAL SET-UP: N/A ADDITIONAL TEAR DOWN: N/A

*Includes coverage for set-up and camping day before the Event and tear down the day after the Event.