

From: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>
Sent: Wednesday, December 04, 2024 9:23 AM
To: Lazar, Steve <SLazar@co.humboldt.ca.us>
Subject: RE: PLN-2024-19010 application for CUP

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Hi Steve,

Thank you for sharing this update about water storage on County Line Ranch. In light of the proposal to host another event for the 501T3 group, CDFW advocates for substantial onsite water storage to offset usage during special events. If my calculations are correct, the plan outlined below would give County Line Ranch a total of 180,000 gallons of potable water, not including the bladder. This exceeds the 110,000 gallons of water storage proposed for the original four events but does not necessarily account for additional water usage associated with this newest event. CDFW recommends calculating estimated water usage to ensure adequate onsite storage. As you mentioned below, tanks should be filled by mid-May at the latest. Furthermore, CDFW recommends that the applicant notify to obtain authorization for water diversion pursuant to Fish and Game Code section 1602. Their LSAA would likely be very similar to the ones issued to Northern Nights and the Mateel Community Center, so they could refer to those application packages when drafting their own.

Thanks,
Katie

From: Lazar, Steve <SLazar@co.humboldt.ca.us>
Sent: Friday, November 15, 2024 1:53 PM
To: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>
Subject: FW: PLN-2024-19010 application for CUP

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FYI

Steven Lazar
Senior Planner
*Humboldt County Planning &
Building Department*
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Effective July 1, 2024, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday, with the counter closed on Fridays.

From: Adam Klyce <adam.klyce@gmail.com>
Sent: Friday, October 18, 2024 3:43 PM
To: Lazar, Steve <SLazar@co.humboldt.ca.us>
Cc: Mischa Steiner <mischa@take3presents.com>; county Ranch <county-line-ranch@googlegroups.com>
Subject: Re: PLN-2024-19010 application for CUP

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Hi Steve,

I'm sending you a draft drawing for the water storage plan.

Does this level of detail satisfy your needs today? Or, do I need to add details that are missing?

I appreciate your feedback.

Thank you,

Adam

In summary:

1.) 70,000 gallons of potable water exists now.

The primary storage vessel is a 50,000 metal tank. Next to that are 4 x 5,000 gallon tanks that are independent. Water from these 4 tanks is manually transferred to the metal tank for distribution. This water is for domestic as well as event-related use, and feeds every faucet/tap on the property, all water flowing out of a tap comes through the 50,000 gallon tank.

2.) In 2024 Mateel installed a 50,000 gallon non-potable water storage bladder that was used for dust control/portable toilet servicing.

We propose to permit and correctly install this bladder so that it can be used for non-potable water needs for all events going forward

3.) We propose to make it a condition in the contract for using CLR that groups install water storage to meet the needs of their events. We see the need for up to 90,000 gallons of additional potable water storage, using in a series of 5,000 gallon water storage tanks to support the potable water needs of ROTR and 510T3's events.

This works out to approximately 45,000 gallons of potable water for each event.

Mateel is under a contractual obligation to install a minimum of 40,000 gallons of water storage prior to holding another event on CLR.

We will work with 501T3 on a plan to acquire and install a minimum of 40,000 gallons of water storage prior to their 1st event on CLR.

4.) We propose to develop 20,000 gallons of potable water storage for domestic use only during the events and subsequent forbearance period extending from 9/1 ~ 10/15.

CLR maintains full responsibility for the costs of adding this water storage capacity.

We have planned for the use of 5,000 gallon storage tanks because 5,000 gallon tanks are easy to transport and set-up, so I have created a plan that uses them. If the groups we are working with prefer that option, we are open to using larger tanks instead but for now, I can make sure this plan is actionable using the smaller tanks.



On Oct 18, 2024, at 2:33 PM, Lazar, Steve <SLazar@co.humboldt.ca.us> wrote:

Hi Mischa-

Attached are two invoices with fees we must collect to accept the Conditional Use Permit application for processing.

They are as follows:

- Invoice PLI24-1037 includes fees for Application Assistance
- Invoice PLI24-1823 includes fees to apply for the Conditional Use Permit

Lastly, as we discussed Wednesday, please work with Adam to figure out a gameplan for water storage. This will require developing an exhibit showing the current available water storage and potential buildout of storage capacity, as well as an estimation of projected potable water use associated with the 501T3 event and what water storage infrastructure will be online prior to the 2025 event season. Note: to provide the greatest environmental benefit, all water storage should be filled by May 15th of each year.

Feel free to contact me if you have any questions.

Steven Lazar

Senior Planner

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Building Department

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Mitigation Measure WQ-2 (offsetting water use - County Line Ranch):

To offset event-related water demand at County Line Ranch, the property owners and occupants shall agree to forbear from use of the well between September 1st and October 15th. Forbearance shall be required during any year where events occur, for the life of the permit. If enough water storage is developed to meet all event-related water demand at the County Line Ranch place of use, forbearance shall no longer be required