

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 25-024**

**Application Number PLN-2024-19010
Assessor's Parcel Numbers: 033-271-007, 053-020-011**

**RESOLUTION BY THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT
CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND
CONDITIONALLY APPROVING THE 501T3 CONDITIONAL USE PERMIT (PLN-2024-19010)**

WHEREAS, TAKE 3 PRESENTS submitted an application and evidence in support of approving a Conditional Use Permit authorizing one (1) annual special event, a private campout with theater, immersive art, amplified and non-amplified music, and other similar activities occurring over a (4) four-day period; and

WHEREAS, it is proposed that the term of the permit be effective for five (5) years beginning in 2026 (through 2030), and be eligible for renewal indefinitely; and

WHEREAS, the request proposes that the attendance limit for the event be 3,000 attendees (including staff, volunteers, contractors, vendors, and artists); and

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

WHEREAS, the Planning and Building Department considered all the comments made by other departments and agencies and evaluated the application in light of the Humboldt County General Plan and Zoning Ordinance and formulated a recommendation supporting approval of the application; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on April 17, 2025, and reviewed, considered, and discussed the application for the Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

WHEREAS, a Mitigated Negative Declaration was adopted in 2023 during renewal and modification of several Use Permits authorizing events on the property; and

WHEREAS, an Addendum to the previously adopted Mitigated Negative Declaration has been prepared for the current proposal and documents why the proposed additions and changes to the earlier project are minor in nature and do not involve or introduce new significant environmental effects nor require revisions to the earlier MND nor introduce potentially new significant effects or result in worsening of significant effects previously examined; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on September 19, 2024, and reviewed, considered, and discussed the application for the

Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

WHEREAS, the project requires a Conditional Use Permit. In order to approve the Conditional Use Permit the following findings must be made:

1. The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
2. The proposed development is consistent with the purposes of the existing zone in which the site is located.
3. The proposed development is consistent with the applicable standards and requirements of the Zoning Ordinance.
4. The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

Project Description: A Conditional Use Permit is requested to allow annual operation of a special event at the property known as County Line Ranch (formerly Dimmick Ranch). The proposed event involves a private campout with theater, immersive art, amplified and non-amplified music, and other similar activities occurring over a 4-day period. Attendance is expected not to exceed 3000 persons (including staff, volunteers, contractors, vendors, and artists) and it is anticipated that the event will occur each year in June. Conditional Use Permits previously approved by the Planning Commission already allow use of the County Line Ranch property between May and October for parking, camping, and live music from four (4) annual events held by the Northern Nights Music Group and Mateel Community Center, with no two events occurring concurrently. Events in recent years have included the Northern Nights Music Festival, Reggae on the River, and the Summer Arts and Music Festival. If approved, the newest CUP would allow annual operation of a fifth event at the property for a 5-year period (2026-2030).

2. FINDING:

CEQA. The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the previous environmental documents that were previously prepared, approved, considered, and certified, during approval and modifications to prior permit requests (CUP-15-91, CUP-24-97, CUP-04-38, and CUP-12-017, PLN-2023-18107 & 18108) including:

- The Initial EIR and MND (SCH #1992-033035)
- 1st and 2nd Supplemental EIR's (SCH #1992-033035)
- 3rd Supplemental EIR (SCH #2012082108)
- Eight (8) Addendums prepared during prior permit modifications
- The most recent IS/MND (SCH #2023040570) adopted on 5/18/2023

The Humboldt County Planning Commission has also considered an Addendum to the most recent Initial Study and Mitigated Negative Declaration which has been prepared in conjunction with the current requests to conduct an additional annual event from the site under a separate Conditional Use Permit (PLN-2024-19010)

EVIDENCE:

- a) The Conditional Use Permit is discretionary in nature and constitutes a "project" subject to compliance with the California Environmental Quality Act ("CEQA"). Substantial evidence supports the conclusion that there will be no significant adverse effects on the environment, based upon the Lead Agency's independent judgment and analysis.
- b) An Addendum to the most recent Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared in association with the current request, in compliance with CEQA. The project includes a variety of operational commitments, restrictions, and mitigation measures designed to ensure that all potential impacts will either be avoided or reduced to less than significant levels, as documented in the Addendum. Based on the whole of the record there is no substantial evidence that the project will have a significant impact on the environment and the Mitigated Negative Declaration and Addendum reflects the county's independent judgement and analysis.

3. FINDING:

The proposed project is consistent with the County General Plan, Open Space Plan, and open Space Action Program

EVIDENCE:

- a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.
- b) The property is host to a mixture of land use designations. Portions of the property associate with past surface mining activity are planned Industrial, Resource (IR) related while the remainder of the property is planned Timberland (T). All commercial timberland is situated on the east side of the property on the opposite side of the South Fork Eel River from the area where events occur.
- c) Portions of the event footprint are located within the 100-year floodplain. The project involves temporary use of the area outside of the wet season for approximately 4 days per year. No permanent structures are proposed to be developed and the property remains available for agriculture use during the remainder of the year.
- d) The project site has a "high" fire hazard rating according to the General Plan Flooding and Fire Hazard Map. The applicant is required to provide fire prevention and protection measures as identified in the *Plan of Operations*. A detailed emergency plan containing checklists and direct contact information will be finalized following consultation with fire, medical, and law enforcement personnel, who are contacted prior to each event.
- e) The project involves theatrical performance and amplified and non-amplified music. Exposure to attendees is voluntary and is not at severe levels. The orientation of the performance staging and speakers direct the amplified music away from the highway. Surrounding landforms (steep cliffs) serve to buffer and attenuate noise exposure off-site. Significant ambient noise levels pre-exist from traffic on Highway 101. The proposal involves adding one additional annual event to the site. This change is not expected to exceed established noise levels that are customary to other events at the site. The site has a history of hosting festival type events featuring live music. Since noise creates the potential for nuisance to residents and surrounding landowners, the project includes a Condition designed to provide for facilitate communication between dedicated event

staff and concerned local residents and landowners. An email/phone hotline will be established and advertised 2 weeks prior to the festival and monitored by dedicated staff before and during the event. The Condition also requires the applicant to take noise measurements at the property lines, and agree to implement adaptive measures to reduce, minimize, or resolve the issue(s) identified, including but not limited to: changes to speaker or stage positioning, amplification levels, or other measures to limit or control noise.

- f) The solid waste and recycling component of the *Plan of Operations* details pack it in / pack it out protocols and a contingency plan for dealing with any leftover solid waste requiring disposal.
- g) The *Plan of Operations* contains detailed specifications for the layout of parking, camping, and other use areas adjacent to the South Fork Eel River. The event is structured and designed to avoid, prevent and/or intercept potential sources of water pollution before they enter the river. The Water component of the Plan identifies the water storage infrastructure used for the event. The County Line Ranch sources potable water from a well located on the eastern side of the property. The well water is pumped and stored into a series of tanks (currently totaling approximately 112,000 gallons) located in the northwest corner of the property. Water is then distributed across the property from this location. Non-potable water for dust control and fire protection is available from an existing pond on the Cooks Valley Campground property.

Mitigation measures are included to offset event-related potable water use. These include reducing water demand on the Cooks Valley Campground property commensurate with event-related water use, and forbearance from use of the well at the County Line Ranch after September 1st, for the life of the permit(s). Total expected water usage for by County Line Ranch events is approximately 121,600 gallons, approximately 37,600 gallons of this is tied to the event currently being considered. A Condition of Approval has been included which requires that between 20,000-40,000 gallons of additional potable water storage be installed on the CLR property before the additional event may occur. This will ensure sufficient water is stored to serve all annual events at the site.

- h) The subject parcel is located along the South Fork Eel River and adjacent to the Humboldt Redwoods State Park. A recent Initial Biological Assessment was conducted in January of this year. Site visits have been performed by the biological consultant, as well as staff from the planning and building department & CDFW. Much of the areas utilized for event infrastructure have a long history of use as such and are very domesticated with little chance of hosting rare plants or animals. Provided the event is conducted in accordance with the *Plan of Operations and required Mitigation Measures*, potentially significant impacts to sensitive habitats are not anticipated to occur as a result of this project. Conditions of approval require all the same biological mitigation measures be applied to the proposed new event. Consultation with Fish & Wildlife has been performed and it was agreed that the changes proposed serve to lessen potential environmental effects since installation of the seasonal bridge is no longer required. A suite of mitigation measures from the adopted Mitigated Negative Declaration are designed to help protect biological resources from harm through survey, protection, and avoidance.
- i) During review of earlier events, both the Northwest Information Center and the Public Works Department - Natural Resources Division indicated that there was a low possibility of historical resources in the area, and did not recommend further study. The proposed modifications to the event do not involve expansion of the festival footprint nor do they increase the amount of ground disturbance expected to occur. The County Line Ranch has been used during special events for over 20 years, and with the Northern Nights Music Festival since 2013.

4. FINDING:

The proposed development is consistent with the purposes of the existing zoning district in which the site is located.

EVIDENCE:

- a) The proposed Use permit requests authorization to allow an additional annual 3000-person event to occur from the property. The site is already authorized for up to 4 events per year under permits granted to the Northern Nights Music Group and Mateel Community Center. Collectively, it is not expected that the temporary use of the site for a total of 5 events per year would conflict with or preclude other uses consistent with the purpose of the mixture of zones applied to the property (agriculture and timber production).

- b) Assemblages of persons and vehicles are allowed in any zone provided a Conditional Use Permit is secured and the use is consistent with the General Plan. Events continue to be operated by the Mateel and Northern Nights groups pursuant to the existing Use Permits last approved by the Planning Commission in 2023, with relatively little incident. It is proposed that the currently requested Use Permit be approved for a 5-year period with the requirement that event monitoring and post-event annual reports be completed annually. Monitoring of 2024 events at the site was conducted by staff and the post event reports submitted by the applicants both confirm that the existing permits are being operated in a responsible fashion, consistent with the operational commitments made by the applicants as well as the required mitigation measures and permit conditions of approval, with relatively little exception. Increasing the allowed number of event is appropriate given the nature and carrying capacity of the site and successful past performance by other groups operating from the site.

5. FINDING:

The proposed development complies with the development standards and requirements of the Zoning Ordinance.

EVIDENCE:

- a) Past use of the CLR site has demonstrated that it is capable of accommodating parking of 2,500 vehicles. The 2022 post event report provided by the applicant show that of the 2,815 vehicles brought to the event, 1,573 vehicles were parked in Humboldt County. The event was attended by 6,587 persons, resulting in a ratio of 1 car for every 0.43 attendees. With a total of 3,000 attendees being proposed under the permit modification request, a total of approximately 1,500 would be required based on current patterns. VMT and GHG reduction mitigation measures will likely further reduce the projected amount of parking needed through incentivizing carpooling, increasing use of shuttles and bussing programs. Nevertheless, sufficient space is available for the projected number of vehicles that could appear under a “worst case scenario”. The Cooks Valley Campground and southern portions of the County Line Ranch in Mendocino County are able to accommodate a total of 3,144 vehicles, which is 1,371 more spaces than would likely be needed under the worst case scenario.
- b) Because the French’s Camp site will no longer be used for events, approval of a Special Permit for installation of the seasonal flat-car bridge is no longer required. Parking of vehicles on the river

bar will continue but does not result in permanent "development" subject to specialized permitting under the County Streamside Management Area and Wetlands Ordinance (SMAWO). Nevertheless, standard conditions of approval and mitigation measures prescribing vehicle and campsite setbacks from the wetted edge of the river will remain applicable and be subject to monitoring and enforcement under the permit terms and commitments made by the applicant. The California Department of Fish & Wildlife views these setbacks as acceptable, when coupled with inspection of vehicles for leaks and prohibition of leaking vehicles from parking on the riverbar.

6. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The submitted application contains evidence that the proposed project will not be detrimental to the public health, safety and welfare nor materially injurious to adjacent properties. All responding referral agencies have approved or conditionally approved the proposed project design. Additionally, the prior environmental impact reports, most recent Mitigated Negative Declaration, and current Addendum that's been prepared provide substantial evidence that all the potentially significant environmental impacts of the project are reduced to less than significant levels. The project as proposed and conditioned is consistent with the general plan and zoning regulations and has been mitigated so it will not cause significant environmental damage or result in an uncontrolled nuisance.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The proposed project involves a site historically used for hosting the music festival and does not propose any new residences on the subject parcel. The festival site occurs on a property zoned AE and TPZ with a designated land use of T and IR. The parcel is not included in the Housing Inventory.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit for 501T3 subject to the conditions of approval attached hereto as Attachment 1A, and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **April 17, 2025**.

The motion was made by COMMISSIONER Noah Levy and second by COMMISSIONER Thomas Mulder and the following ROLL CALL vote:

AYES: COMMISSIONERS: Noah Levy, Thomas Mulder, Peggy O'Neill, Jerome Qiriaz, Sarah West, Iver Skavdal

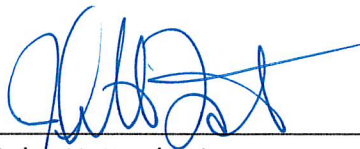
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion Carries 6/0/1

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



John H. Ford, Director
Planning and Building Department

ATTACHMENT 1A

CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit is conditioned on the following terms and requirements.

A. Conditions of Approval

1. The project shall be conducted in accordance with the approved Operations Plan and event mapping.
2. Project activities must be conducted in conformance with the all relevant mitigation measures listed in the Mitigation Monitoring and Reporting Program, which governs events in the Cooks Valley area. The document was adopted by the Planning Commission on May 18, 2023 and is accessible online at <https://ceqanet.opr.ca.gov/2023040570/Attachment/82Jybh>
3. The applicant shall obtain approval of a special events permit from the County Department of Public Works, if required by that Department. The applicant shall submit a letter from the Department of Public Works stating they have no objections to the event being held that year.
4. Between 20,000 and 40,000 gallons of additional potable water storage shall be installed on the property. The minimum amount of storage will be set after further monitoring of event-related water use during the 2025 event season. All storage vessels must be filled prior to holding the first 501T3 event at the site. Additionally, each year all water storage must be filled before the start of the forbearance period (May 15th).
5. By May 1st of each year, the applicant shall provide written factual evidence demonstrating that Fire Protection Services for each event has been secured through Garberville, Redway, Briceland Fire Protection District, or Piercy or Sprowel Creek Volunteer Fire Department or a similarly capable outfit, and that the proposed fire prevention equipment and personnel to be provided on-site throughout the event are sufficient for fire protection according to CalFire.
6. For each year of the event, vehicle parking throughout the event, including off-site parking, shall adhere to the approved mitigation plan and the minimum requirements of CDFW provided below, which involves screening vehicles for leaking oil, parking suspect vehicles off the river bar and placing oil absorbing pads under the vehicles.

CDFW shall be allowed to inspect all the parking areas after the event, and additional mitigation measures may be required pending the findings of the post event report. Additional mitigation may include relocating all parking from the active gravel bars for all future events. Other alternatives may be approved by the Planning Commission if the finding can be made that the alternative mitigation will have the same efficacy toward protecting the river from petrochemical contaminants from vehicles.

Minimum requirements of CDFW to allow parking on active gravel bars during each event:

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

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

7. A trash management strategy shall be implemented within all on and off-site parking areas. The food and trash management strategy shall be operated to the satisfaction of the California Department of Fish & Wildlife and describe how all garbage from the event will be kept in covered containers that prevent access by corvids, or contained in predator-proof trash receptacles that prevent access by corvids; and that the entire site is cleaned of garbage and food immediately after the event. Any approved food

and trash management strategy shall become part of the required Plan of Operation for the event each year.

8. Whenever the applicant requests an increase in attendance levels as part of their annual report, the report submitted by the applicant must include additional focused analysis of the efficacy of the parking plan for the previous year and include factual documentation that supports a finding that the requested increase in attendance levels will not lead to insufficient on-site parking.
9. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
10. Pursuant to Public Resources Code §21089, the applicant is subject to cost reimbursement to the lead agency for expenses associated with the preparation of environmental review documentation, mitigation assessment, and monitoring program reports.
11. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions prior to release of building permit or initiation of use and at time of annual inspection. In order to demonstrate that all conditions have been satisfied, applicant is required to pay the conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
12. Each year of the event, the applicant shall include in the annual report an analysis of the performance of each off-site parking area (if used), describing the number of vehicles using the site, shuttle service, and movement of people between the off-site parking areas and the event site. The Planning Commission may disallow the use of any of the off-site parking areas based on the recommendations of the California Highway Patrol (CHP).
13. The applicant shall coordinate with law enforcement personnel from the Humboldt County or Mendocino County Sheriff's office. This includes providing financial compensation for services rendered during any oversight and management of the event.

14. All executed contracts ensuring public health and safety shall be provided to the Planning Department at least two weeks prior to each event, including contracts for portable toilets, fire suppression equipment and personnel and law enforcement. Failure to present these executed contracts shall be grounds for the County to cancel the events.
15. All equipment necessary for public health and safety shall be on-site at least one day prior to each event. This equipment includes all the required portable toilets, fire suppression equipment and traffic safety assets.
16. Where required, on or before May 1 of each year of the event, the applicant shall obtain a Special Event Permit from the California Department of Parks and Recreation (CDPR). The applicant shall coordinate with visitor services staff from the North Coast Redwoods District. This requirement includes providing financial compensation for services rendered, facilities or land rented, and/or personnel overtime required during oversight and management of the event. A section regarding the CDPR Special Event Permit shall be included in all future post event reports, to document compliance with the conditions of the permit and identify any refinements needed to the event's operations plan to resolve issues with permit conditions that were noted the prior event year.
17. Post Event Reports and Operations Plans shall include a section in the report with a comprehensive list of all other permits required by various agencies, and their status. Agencies include but are not limited to: The Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish & Wildlife, CalTrans, Cal-FIRE, California Highway Patrol, Humboldt County Public Works, Humboldt County Environmental Health, and California Department of Parks and Recreation.
18. On or before May 1 of each year of the event, the applicant shall provide evidence that all of the the following agencies have been notified of events for that year and shall provide feedback from these agencies where received:
 - Humboldt County Division of Environmental Health
 - Humboldt County or Mendocino County Sheriff
 - CalTrans
 - California Highway Patrol
 - Cal-FIRE
 - Department of Fish and Game (CDFW), and
 - Regional Water Quality Control Board

- California Department of Parks and Recreation – North Coast Redwoods District
This information shall also be included in the annual report.

19. At least two weeks prior to each event, submit a water quality testing plan for sampling the South Fork Eel River at the site before, during and after the event. The report shall be prepared by a registered professional. Water quality sampling and testing shall be conducted by a qualified professional.
20. If 501T3 ceases to be the organization with primary responsibility for the event, the conditional use permit shall expire automatically, unless the new partner or party is operating in conjunction with and under the express written consent of the 501T3, the entity that holds the festival permit and is party to the site lease. The Planning Director shall have the authority to determine if the use permit has expired by operation of this paragraph. The Planning Director's determination shall be appealable to the Board of Supervisors.
21. To provide for adaptive management of the event, including control of unique issues which arise or are observed, the applicant shall perform and implement the following actions and protocols, which are designed to help ensure the event is conducted in a way that avoids becoming a nuisance to neighboring land uses and residents.
 - A. The following measures shall be completed **at least two weeks prior** to the event:
 - i. The applicant shall establish a number of channels for soliciting community feedback **before** and **during** operation of the festival, including but not limited to:
 - a. a dedicated local landline with voicemail, answering machine, or equivalent messaging service for receiving feedback, concerns, suggestions, and complaints.
 - b. a dedicated email address for receiving feedback, concerns, suggestions, and complaints.
 - c. A dedicated staff person or team shall be designated and tasked with regularly monitoring communication received through these channels including:
 1. responding to / contacting reporting parties to acknowledge receipt of communication as well as discussion and development of ways to effectively address the issue; and
 2. coordinating implementation of adaptive measures to reduce, minimize, or resolve the issue(s) identified.

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

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

1. The project is subject to the following annual reporting and review requirements:
 - a. By December 31st of each year, the applicant shall prepare and submit a post-event annual report discussing that year's events. The annual report shall be reviewed by the Director or their Designee, and shall include comment letters from the CHP, CalTrans, California State Parks, and other relevant agencies commenting or reporting on the efficacy of the mitigation measures, identifying any refinements to the mitigation needed for the event the following year, and setting the attendance levels approved under the permit. All costs to the County for the review of the annual report shall be paid by the applicant prior to May 1st of each year.
 - b. Within 120 days of its receipt, the Planning Division shall complete review of the annual report. Requests for increases to the attendance levels from the previous year shall require explicit Planning Commission approval.
 - c. To address area concerns that may arise, the applicant shall hold a minimum of one (1) community meeting in the Garberville, Redway, Cooks Valley, or Piercy area within 90 days of the last event. This meeting may be waived by the Planning Director if no significant community issues have been reported.

C. Information Notes:

1. All storage, handling, and disposal of hazardous materials, solid waste, and recyclable materials must conform to applicable laws and regulations. Contact the Humboldt County Department of Public Health - Division of Environmental for additional information.
2. The project involves site access and occupation along and across a public right-of-way and subject to regulatory authority by various state agencies including: the California Department of Transportation (state highways), California Department of Fish and Game (streambed alterations). The applicant is responsible for obtaining and securing all required permits and authorizations from these agencies prior to conducting each event.

3. Though the project site is not located near or within an area where known cultural resources have been located, there remains the possibility that undiscovered cultural resources may be encountered during ground disturbing activities, the following mitigation measures are required under state and federal law:

If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code Section 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code Section 5097.98. Violators shall be prosecuted in accordance with Public Resources Code Section 5097.99.

The 501T3 Theater Camp Operations Plan has been revised as of April 4, 2025 to address comments from the Humboldt County Division of Environmental Health as follows:

Page 16 - Section 18: Sanitary Facilities updated to reflect the minimum required ratio of portable toilets to attendees and maintenance by the service provider.

Page 17 - Section 19: Solid Waste Disposal and Recycling updated to include contingency plan in the event that attendees fail to retain and dispose of their own solid waste offsite, onsite storage plan for solid waste generated by the event crew and food vendors, and identify approved solid waste disposal facilities at which accumulated waste will be disposed offsite during and after the event.

Page 17 - Section 20: Hazardous Waste Disposal plan added.

Page 20 - Section 25: Proposed Venue Plan Map updated to include locations where portable toilets and handwashing stations will be maintained.

Operations Plan - 501T3 Theater Camp

April 4, 2025



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I. Title

OPERATIONS PLAN - 501T3 Theater Camp

501T3 DBA Take 3 Presents

County Line Ranch Arts and Theater

Contact: Mischa Steiner, mischa@take3presents.com, (707) 234-9960

2. Document Overview

This Operations Plan outlines the logistical and production details for 501T3 Theater Camp (5TC), a private theater, immersive art, and music campout with a peak attendance of 3000 people to be held in early or mid June. The event will be held in compliance with the Conditional Use Permit and other permits issued by the County and involved regulatory agencies.

3. Project Description

501T3 Theater Camp is seeking a Conditional Use Permit to allow for a private, invitational theater campout to be held annually in the Cooks Valley area on Assessor Parcel 033-271-007 at 240 Cooks Valley Rd.

The annual event will feature stage theater performances, immersive and interactive art installations, improvisational theater, music, workshops, and camping. 5TC is a continuation of an existing event held annually in Upper Lake, CA since 2014.

County Line Ranch is located in Humboldt County and Mendocino County. The portion in Humboldt County will serve as the principal venue for the event, which includes camping and parking at the County Line Ranch during a four-day 3,000-person event, to be held on the second or third weekend of June, known as the 501T3 Theater Camp.

The project proponent and applicant is 501T3, an arts organization and California nonprofit public benefit corporation with pending 501(c)(3) status. The owner of

record for County Line Ranch is Outraged Orangutan, LLC.

4. Location

The Project Site is known as County Line Ranch, which is located adjacent to and east of Highway 101 directly across from Highway 271, approximately 8 miles south of Garberville, CA. The address is 240 Cooks Valley Road. The Assessor's Parcel Number is 033-271-007-000. The Site consists of approximately 160 acres. The South Fork Eel River runs through the entire site, which extends east of the river.

Access to the Site is via Cooks Valley Road, east off of Highway 101, across from one end of Highway 271.

Property Owner - Project Proponent - Agent:

County Line Ranch is owned by Outraged Orangutan, LLC. The Project proponent and event owner/promoter is 501T3, an arts organization and California nonprofit public benefit corporation with pending 501(c)(3) status based out of Oakland, CA. 501T3 has a lease agreement with Outraged Orangutan.

501T3 and its predecessor organizations Take 4 Presents LLC and Take 3 Presents LLC have 11 years of history hosting events at Saratoga Springs Retreat Center in Upper Lake, CA, Bally's Lake Tahoe in Stateline, Nevada, and the Tahoe Biltmore in Crystal Bay, Nevada. This 11 year history of past events has resulted in positive feedback from the cities, counties and venues that have hosted 501T3 and its predecessor organizations in the past.

5. Definitions

Attendees: All 501T3-associated bodies on site, including staff, volunteers, contractors, vendors, and artists.

Guests: General admission ticketed guests, including full-priced, discounted and free ticket holders who are not crew, contractors, vendors, artists, or otherwise not general admission.

Crew: 501T3 staff, artists, contractors, and other 501T3-associated non-general admission attendees. .

6. Timeline /Calendar

Event: 501T3 Theater Camp

Date: The second or third weekend of June, Thursday afternoon through Monday morning

Timeline:

- Six weeks before the event: water system preparation and site infrastructure projects
- One week before opening: fencing, electrical, signage, and general infrastructure setup
- Friday through Wednesday before opening: some crew arrival
- Thursday before opening: additional crew and volunteers arrive
- Thursday event open: gate opens to guests at 3 PM, content begins at 7 PM
- Friday: gate closes to guests at 3 AM, gate reopens at 10 AM
- Saturday: gate to guests closes at 2 AM
- Monday following the event: guests depart by 12 PM, vendors and volunteers depart by 5 PM
- Friday following the event: strike and cleanup complete
- December 31st: post-event report submitted to County

7. Attendance

5TC is a four-day event at County Line Ranch with a peak capacity of 3,000 attendees and an associated estimated 1,224 vehicles. The predecessor 4-day camping event's 2023 attendance was 1,400 total attendees onsite and 636 vehicles. While some

attendees are local to Humboldt and Mendocino Counties, most attendees are expected to travel from the San Francisco Bay Area region. The camping capacity of this property in this event's land use configuration is approximately 10,000 people in up to ten designated camping areas spread over more than 25 acres.

A very small number of build and strike crew, estimated at under 5% of the event's total peak capacity, will be on-site up to a week before and after the event. Most event vendors, crew, and volunteers will arrive Monday, Tuesday, and Wednesday before the event. It is estimated that a population of 15% of the event's peak capacity will be on-site by Wednesday evening, consisting of crew, volunteers, vendors, artists, and others not considered General Admissions.

Peak attendance is expected starting Friday at around 11pm through Sunday at around 11am. Approximately 65% of attendees are expected to arrive on or before Thursday, and approximately 40% of attendees are expected to depart Sunday.

501T3 will ensure that the event's on-site population at no point exceeds the capacity that the event's infrastructure can reasonably and safely support. Total attendance of the event can be verified through gate check-in verification and parking fullness estimates.

Should crew or emergency personnel determine that the event has reached capacity, notifications will be posted on the event website and sent to invitees via email.

Predecessor Event Historical Size & Duration

2013	2014	2015	2016	2017	2018	2019, 2022-2024
2 days	4 days	4 days	4 days	4 days	4 days	4 days
200 people	350 people	500 people	800 people	1000 people	1200 people	1400 people

8. Hours of Operation

Saturday-Wednesday (Pre-Event)

- 9 AM - 9 PM: Sitework

Thursday

- 10 AM: Gate open to crew
- 3 PM: Gate opens to guests
- 7 PM: Event content begins
- 2 AM: Gate closes to guests

Friday

- 3 AM: Quiet hours begin
- 11 AM: Quiet hours end
- 1 PM: Gate opens to guests
- 2 AM: Gate closes to guests

Saturday

- 4 AM: Quiet hours begin
- 11 AM: Quiet hours end

Sunday

- 4 AM: Quiet hours begin
- 11 AM: Quiet hours end

Monday

- 4 AM: Quiet hours begin
- 12 PM: All guests leave
- 2 PM: Property sweep
- 8 PM: Most vendors, crew, and volunteers leave

9. Entertainment Infrastructure

5TC will not have a main stage or headlining musicians. The event will contain up to seven stages, including one stage that will be used exclusively for short theater performances. All stages that feature musical performances will be small in scale and designed to accommodate no more than 20% of total event attendees at a time. The stage used exclusively for short theater performances will be the only stage sized to accommodate all event attendees at once, and will be active for no more than 2 hours of theater performances per night Friday through Sunday night, ending no later than 1 AM Friday and Saturday nights and 11pm on Sunday night. Historically, theater performances for all attendees last a maximum of 30 minutes and occur only on Friday and Saturday nights. In addition to the stages, the event will feature many small interactive and theatrical art installations, some of which utilize very small-scale amplified sound at low volumes that will not impact the surrounding area.

Stages will be regulated to enforce quiet hours, during which time no amplified music will be 8 dBA above the event's ambient noise floor as measured at the property line of County Line Ranch. 501T3 will take decibel measurements at regular intervals throughout the event. All decibel readings will be taken as 1-minute averages at slow time weighting.

Quiet hours are as follows:

- Friday: 3 AM - 11 AM
- Saturday: 4 AM - 11 AM
- Sunday: 4 AM - 11 AM
- Monday: 4 AM - end of event

Stages will utilize technology such as cardioid subwoofer arrays, highly directional speakers, and four-corner configurations in order to minimize disturbance and sound pollution in the neighboring area. All stages will be placed and oriented to minimize impact to the surrounding area, including Highway 101 and nearby developed residences.

Any event infrastructure lighting will be shielded from adjacent properties in such a way that minimizes light pollution.

Several permanent structures and systems were built between 2000 and 2009 on County Line Ranch, most of which was designed by the Mateel Community Center (Mateel) and contractors as infrastructural support for future events, fulfilling specifications and needs based on previous Conditional Use Permits. These include an electrical system, water and sewer systems, fencing, shade support beams, and various other infrastructure to support these events, which, at the time, included an approved event with an expected population of over 14,000 attendees. 501T3 is committed to working with the Mateel, Northern Nights Music Group, and the County Line Ranch property owners to continue developing shared infrastructure.

10. Camping

Camping for attendees, including both guests and crew, will be located onsite at County Line Ranch. All attendees are expected to camp on-site. Required setbacks will be maintained from the water's edge: 30 ft. for tent campers and 100 ft. for vehicles, allowing for pedestrian traffic, emergency access, and watershed protection.

11. Traffic & Parking Management

Parking

The planned on-site parking capacity for this event is approximately 1700 vehicles in six designated parking areas, seven camping areas, and seven entertainment areas.

Re-Entry Policy

During the event, guests will be prohibited from leaving and re-entering the event site. All attendees will camp on site. Crew re-entry is permitted only on a limited case-by-case basis. Re-entry for guests is permitted only on a limited case-by-case basis with reasonable, urgent justification (e.g. medical or family emergency).

Historically in past events, approximately 5 vehicles per day leave and re-enter during the event.

Attendees will be prohibited from leaving the premises as pedestrians. This will be enforced by event security staff.

Traffic and Parking Plans

The traffic plan has been designed by the Applicant and Capitol Barricade, and stamped by a licensed traffic engineer. The plan includes measures for required signage, CMS Boards, cones, light towers, in-and-out regulations, and cancellation procedures. The plan will be reviewed by Caltrans and Garberville CHP prior to the event.

See attached Parking Plan and Engineered Traffic Plan.

Timeline

- Tuesday (2 days prior to the event)
 - Only crew traffic will be allowed on-site two days prior to the event, resulting in less than 10% of the total vehicle capacity on-site.
- Wednesday (1 day prior to the event)
 - Only crew traffic will be allowed on-site the day before the event, resulting in approximately 15% of the total vehicle capacity on-site.
- Thursday (opening day of the event)
 - The majority of traffic to the event will be paying guests. One main access point will be utilized by guests for processing. The same access point can also support any crew arriving after the gate opens. The event gate will open at 3 PM on Thursday. Peak arrival is expected around 10 PM. If there is a need to open the gates earlier than 3PM for any reason, including any commands of law enforcement personnel, 501T3 will have crew in place to do so.
- Friday (during the event)
 - Most of the traffic to the event will be paying guests. One main access point will be utilized by guests for processing. The same access point can also support any additional crew arrivals. The event gate will open at 10 AM on Friday. Peak arrival is expected around 3 PM. If there is a need to open the gates earlier than 10 AM for any reason, including

any commands of law enforcement personnel, the Applicant will have staff in place to do so.

- Saturday and Sunday (during the event)
 - The event gate will close to all attendees at 3 AM on Saturday for the remainder of the weekend, after which time only limited crew entry will be permitted on a case-by-case basis. Historically, approximately 40% of attendees depart by 5 PM Sunday.
- Monday (day after the event)
 - The grounds will close no later than noon on Monday for guests and 8 PM for the majority of crew. An estimated 5% of total vehicle capacity will remain on-site for clean up after Monday.

Departure

During the event, attendees will be allowed to leave the event by vehicle at any time. Attendees will be prohibited from leaving the event as pedestrians. This will be enforced by 501T3 crew.

Off-site Accommodations

There will be no event-wide connection to off-site accommodations. Participants will not be granted re-entry other than as noted above.

12. Security

5TC's security needs are different from many other events, because all 501T3 events have mechanisms to set clear expectations and hold guests accountable for misbehavior. 5TC is a private event. New attendees are invited via a sponsorship model in which sponsors onboard, acculturate, and take responsibility for the behavior of their invitees. Previous attendees are allowed to sponsor up to two people per event, and first-time attendees are not given sponsorship privileges until their second event. Participants may have their sponsorship privileges revoked or be banned from attending future events as a result of inviting a problematic sponsee. Historically, around 15% of the event population are first-time attendees. General

admission ticket sales are capped at 20% first-time attendees. As a result of this model, as well as a lack of alcohol sales, 501T3 and its predecessor organizations have a strong track record of well-behaved attendees, with only a single incidence of a physical altercation at 25 events over 11 years.

501T3 will contract bonded professional on-site security for the event, as well as provide in-house professional and volunteer security, for a total of more than 50 security personnel. All security teams will coordinate with each other, event management, and County Line Ranch to schedule and implement event-wide security policies and procedures.

Temporary fencing will be installed as needed along the site perimeter to mitigate trespassing onto adjacent properties. On-site security will be provided during all hours of the event, as well as the Wednesday before and the Monday after, for the protection of attendees and the event venue's neighbors. Trespassing on neighboring properties will not be tolerated. The perimeter of the site will be clearly communicated, and any trespassing beyond the event, camping, and parking areas will result in ejection from the event and potentially referral to the Humboldt County Sheriff's Office.

There will be two safety personnel, as well as medical staff and lifeguards, assigned to the swimming area adjacent to the stage located near the river during that stage's operating hours. During all other times, "NO LIFEGUARD ON DUTY" signs will be posted at the swimming area adjacent to the stage.

501T3 will remain in consistent contact with the local law enforcement and contracted security prior to and during the event.

13. Public Safety

501T3 will contact local law enforcement, fire agencies, and emergency response personnel at least two months prior to the event and schedule any warranted walkthroughs during the week of the event. A briefing sheet will be supplied during the walkthrough with contact and schedule information for on-site emergency personnel.

501T3 will draft a detailed emergency plan in conjunction with emergency providers. The plan will include fire, medical, law enforcement, and evacuation procedures, as well as detailed checklists and direct contact information for use by security and safety personnel. The plan will be submitted to the Humboldt County Planning Division and Sheriff's Office at least two months before the event. 501T3 will coordinate with local law enforcement and fire agencies, the California Department of Forestry and Fire Protection (CAL FIRE), California State Parks, City Ambulance, and Garberville CHP to ensure clear communication and protocols between event crew and emergency service providers.

On-site communications will be conducted through the use of radios, cell phones, and a landline phone in the event that cell phone reception is poor.

14. Emergency Plans

Emergency Medical Plan

501T3 will contract an experienced medical team as the on-site medical care provider for the duration of the event. The medical team will staff a centrally located, high visibility, and well-signed medical tent accessible to anyone on-site. The team will include a clinician (MD, PA, or NP), RNs, and EMTs. The medical team will also provide onsite services for build and strike crews for all days that 501T3 crew is onsite before and after the event.

Medical, security, and production crews will communicate via a Motorola digital two-way radio system. 501T3 will provide the identity and on-site contact information for lead 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. Jerold Phelps Community Hospital in Garberville and City Ambulance will be notified of the event dates. An established Helicopter Landing Zone (LZ) will be available for emergency evacuation.

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 Humboldt County Planning Division at least one month before the event.

Emergency Response Plan

Prior to each event, members of the medical, security, and fire teams will meet to 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 CAL FIRE, City Ambulance, the destination care center, law enforcement, and the traffic crew to ensure a clear path for emergency vehicles. An established Helicopter LZ will be available for emergency evacuation.

The various emergency response teams will communicate using Motorola digital two-way radios and cell phones. The Communications Leader will be able to contact CAL FIRE dispatch, as will fire, medical, and security personnel.

If necessary, 501T3 will communicate information to attendees using amplified sound from multiple stages 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:

- Notify off-site responders
- Secure and clear the affected area
- Shelter in place along the river bar

- In the case of approaching wildland fire, dismantle tents and campsites
- Responding agencies will determine extent of evacuation area
- Clear the evacuation area on foot to the predetermined evacuation zones
- Use on-site communications resources such as public address systems at the stages, on-site FM radio broadcasting, and event crew to inform and direct attendees

15. Water Supply and Distribution

County Line Ranch sources water from a well located on the eastern side of the property. The well water is pumped and stored seasonally, before May, into a 50,000-gallon storage tank on the northwest side and then distributed across the property. An additional 72,000 gallons of water, which is stored in an assortment of 5,000 and 2,500 gallon tanks across the river at French's Camp, could be accessed in emergency situations or according to need. Total accessible water tank storage is approximately 112,000 gallons.

501T3 will work with Humboldt County Environmental Health to ensure compliance of activities. Water samples will be collected before, during, and after the event at point of service, at the source, and in the areas along the Eel River both upstream and downstream from the event.

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
4. A 1-micron carbon filter, as directed by Humboldt DEH.

Potable water will be distributed to campers via filtered water stations.

16. Environmental Impacts and Monitoring

The proposed project incorporates mitigation measures in the project design to minimize environmental impacts:

- Vehicles will be subjected to an "Impact Check" when arriving to look for leaking fluids, fireworks, and other prohibited items.
- Water quality (potable and river) will be monitored before, during, and after the event by a qualified water treatment operator.
- Noise levels will be monitored throughout the event (see: 9. Entertainment Infrastructure)
- Dust will be controlled through the use of a water truck as necessary.
- Event attendees will be instructed to avoid any contact with or feeding of wildlife. Specific instructions will be distributed regarding the yellow-legged frog.
- 5TC is a leave-no-trace event. All refuse and litter will be removed from the site promptly after the event. While on site, it will be inaccessible to wildlife. Litter and micro-trash will be collected daily.
- No significant vegetation removal is required or proposed, other than for fire safety. This will be at the discretion of the venue and local fire departments, not determined by the event producers.
- No camping will be permitted within 30 ft of the river, and no parking will be permitted within 100 ft of the river.

In order to mitigate Vehicles Miles Traveled (VMT) and Greenhouse Gases (GHG), 5TC will take the following steps:

- Offer a shuttle service to and from the event from the Bay Area for attendees.
- Offer incentives for carpools and electric vehicles.
- Offer electric vehicle charging.
- Offer incentives for use of solar/battery generators in place of gasoline generators.
- Provide centralized transportation of art projects and associated materials at no cost to artists.
- Use the venue's extensive existing grid power infrastructure as much as possible in order to centralize power generation, maximize efficiency, and reduce the use of generators.

- Use electric alternatives to combustion equipment when feasible, such as battery-coupled generators and solar light towers.
- Source building materials locally.
- Source ingredients for 5TC-provided crew meals from local farms.
- Encourage event attendees to pack recycling and compost at their homes (since 5TC does not collect participant waste on site).
- Provide charging stations for phones and other small portable electronic devices in order to reduce the quantity of small generators used by participants.
- Prohibit use of private generators within all river bar camping areas.

17. Waste Water Disposal

The Final Installation Report for the onsite greywater system and Enrollment Letter with the North Coast Regional Water Quality Control Board was completed in November of 2016. In addition, a local service provider collects and stores wastewater on-site before it is hauled off-site to an approved wastewater facility. Greywater levels are monitored throughout the event and included in the annual post-event reports.

18. Sanitary Facilities

There will be up to 75 portable toilet units (including ADA units) placed around the venue by a licensed service provider, maintaining at minimum the required ratio of 50 attendees per toilet unit. Portable toilets will be maintained by the licensed service provider at a frequency adequate to prevent waste overflow and depletion of sanitary supplies. Handwashing stations will be provided wherever toilets are located, and will exceed the minimum requirement of one handwashing station for every 10 toilets. Sewage will be disposed off-site at an approved disposal facility by the service provider.

19. Solid Waste Disposal and Recycling

This is a “pack it in, pack it out” event adhering to leave-no-trace principles. 501T3 does not provide waste handling receptacles, and requires all attendees to remove their refuse and personal items from the site when they leave. This is how 5TC’s predecessor previous events have operated, and attendees are well versed in this practice.

Contingency Plan: In the event that attendees fail to retain and dispose of their own solid waste offsite, The Leave No Trace crew will roam the event area throughout the course of the build, event, and strike to clean up litter, and will also ensure that any and all refuse and litter is removed from the site within a week after the event.

A modest amount of waste will be generated by the event crew during the course of production. Any abandoned event attendee waste, as well as solid waste generated by the event, crew, and food vendors will be stored onsite in the back-of-house area adjacent to P3. The Leave No Trace crew will sort this event-infrastructure-related waste to ensure that recyclable materials are diverted from the landfill waste stream. All waste streams will be appropriately stored to prevent access and disturbance by wildlife, and will be disposed of at The Redway Transfer Station, a local Recycling Center,, or the Humboldt Waste Management Authority in Eureka, whichever is most appropriate for the waste stream and most logistically feasible.

20. Hazardous Waste

If any amount of hazardous waste is generated onsite, 501T3 and/or County Line Ranch will characterize and dispose of all hazardous waste using a licensed hazardous waste hauler and a licensed hazardous waste disposal facility. Disposal Receipts will be provided to the Humboldt County Environmental Health’s Hazardous Materials Unit.

21. Food Service

Food vendors will be provided with hot and cold water by existing County Line Ranch water systems. Cooking will be done with propane gas supplied by each vendor. Solid waste will be disposed of in general waste receptacles. Liquid waste will be disposed of into the onsite permitted greywater system. All food vendors operating in Humboldt County will be subject to Humboldt County Division of Public Health operating standards and criteria. 501T3 will obtain a Temporary Food Facility Coordinator permit from the Humboldt County Division of Environmental Health at minimum 30 calendar days in advance of the event and ensure each food and drink vendor operating in Humboldt County obtains an individual Temporary Food Facility Permit at minimum 14 calendar days in advance of the event.

22. Alcohol

Alcohol will not be served. Attendees will be allowed to bring their own alcoholic beverages, but consumption of alcohol is not encouraged. Although alcohol is not available for sale, 5TC is nonetheless a 21+ event unless accompanied by a parent or legal guardian.

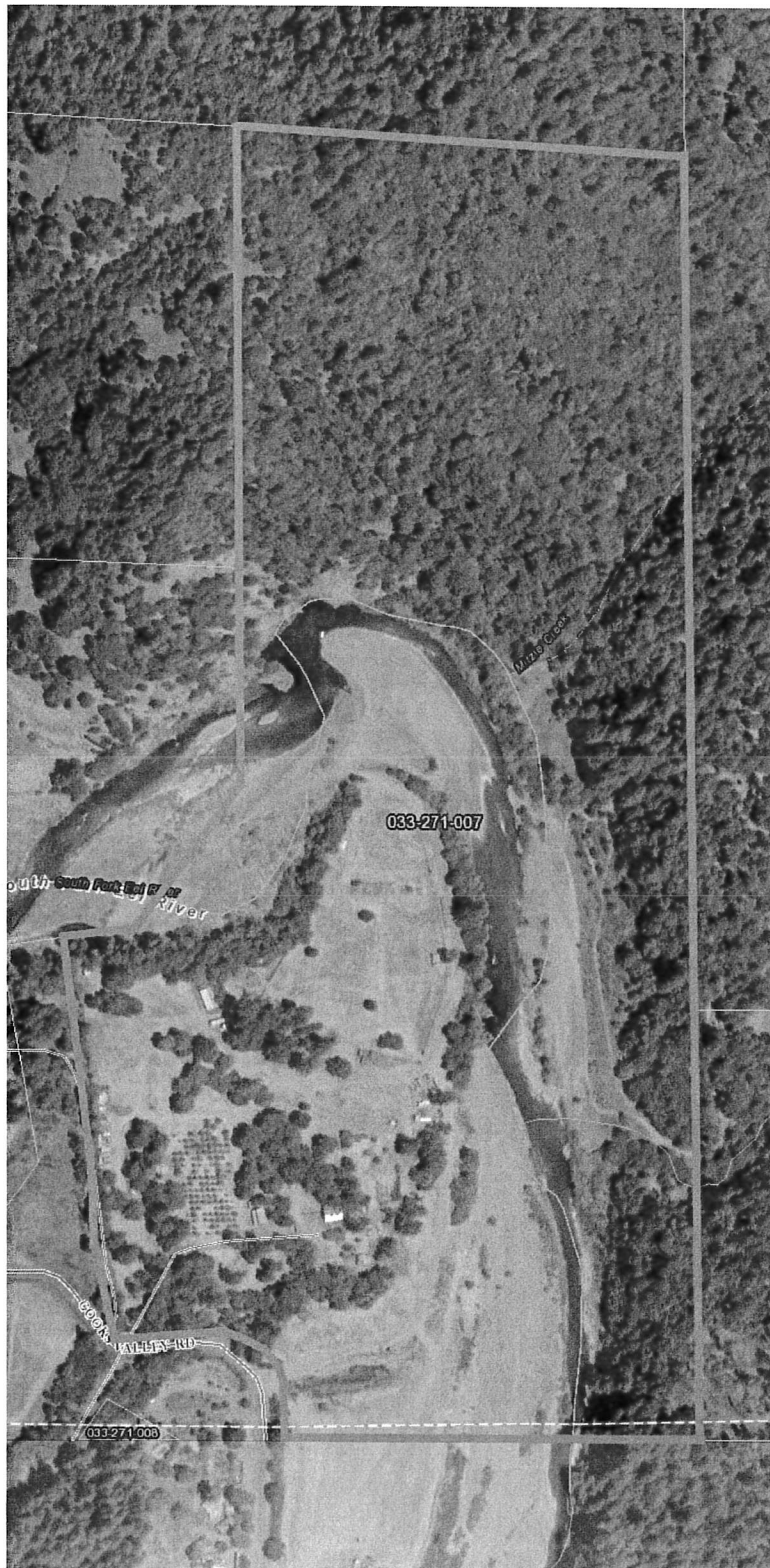
23. Event Cancellation Protocol

In case of event cancellation for any reason, such as fire, earthquake, or any other occurrence that may harm the public, there will be several methods used for notifying attendees that the event is canceled, alerting them that they should not travel to or arrive at County Line Ranch.

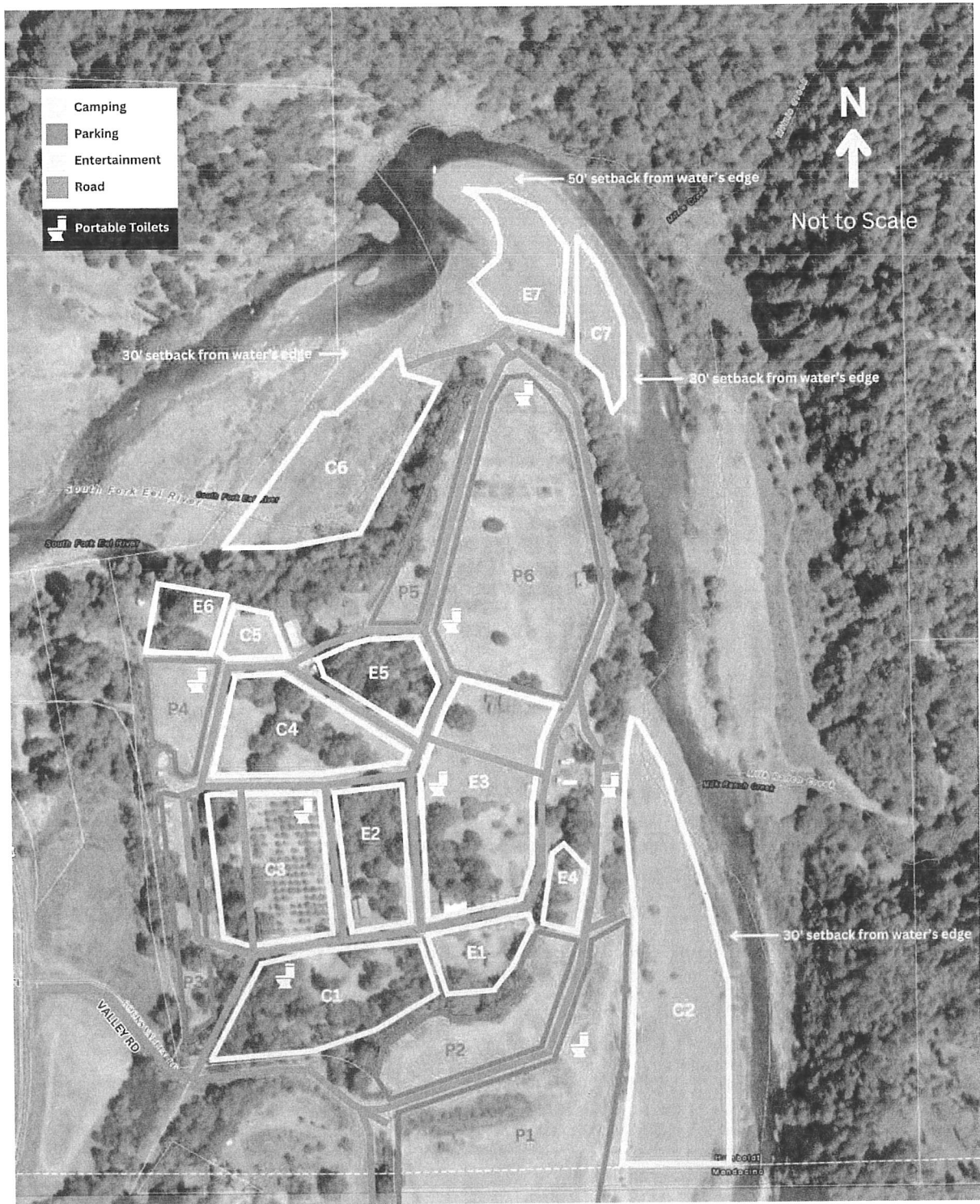
Notification techniques include:

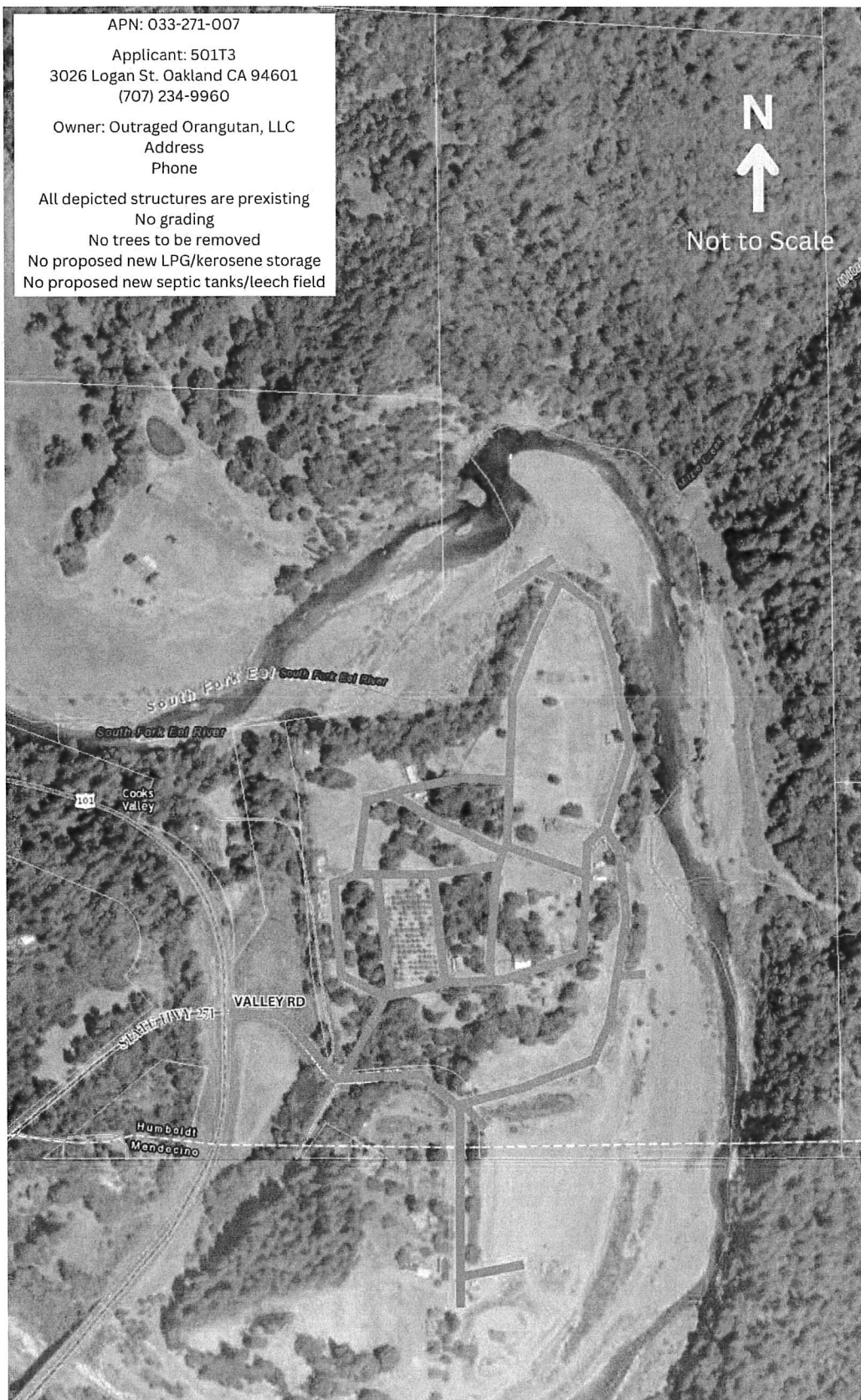
- Posting on the event website to notify attendees of cancellation.
- Targeted emails to all ticket-holders with notification of canceled event.
 - Due to the invite-only nature of this event, our email communication is highly effective at reaching our attendees.
- Social media notification on community communication platforms.
- Text message notification to ticket-holders (if deemed necessary).

24. Project Area Map



25. Proposed Venue Plan Map







Parking Plan - 501T3 Theater Camp

October 20, 2024

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1. Site Description

County Line Ranch is located adjacent to and east of US-101 directly across from State Route 271 approximately 8 miles south of Garberville, CA. The address is 240 Cooks Valley Road. The Assessor's Parcel Number is 033-271-007. The site consists of approximately 160 acres. The South Fork Eel River runs through the entire site.

2. Event Traffic Analysis

Expected Attendance and Vehicle Volume

Peak total attendance will not exceed 3,000 people with a corresponding expected 1,224 vehicles. Expected first-year attendance at County Line Ranch is approximately 2,200 people and 897 vehicles. Vehicle estimates are based on historic data from previous camping events held in Upper Lake, California, a similar driving distance from the majority of attendees.

Traffic Patterns

The event's gate will be open for ticketed attendee arrivals from 3pm Thursday to 2am Friday, and again from 1pm Friday to 2am Saturday. After 2am Saturday, only staff and artists are permitted to enter.

Approximately 90% of event attendees travel from the Bay Area and depart before 3pm or after 7pm to avoid rush hour traffic. Many attendees make stops for groceries, gas, electric vehicle charging, and meals, so total travel time from the Bay Area generally varies from 3.5 to 5 hours. This leads to two peak vehicle arrival time periods: 3pm-8pm and 10pm-1am.

Historically, staff and artist early arrivals result in approximately 15% of the event's population arriving onsite by Thursday morning. As most staff and artists arrive Wednesday or earlier and re-entry is generally prohibited (see Section 3, "Re-Entry"), no more than 30

vehicles are expected to arrive between 2am Saturday and the end of the event. The following estimates are based on historic data from prior 4-day camping events:

Day	Time	Percent of Total Vehicles Onsite
Thursday	9am	15%
Thursday	3pm	17%
Thursday	8pm	35%
Thursday	10pm	40%
Friday	2am	60%
Friday	3pm	65%
Friday	8pm	90%
Friday	10pm	92%
Saturday	2am	99%
Sunday	3pm	100%

Impact on US-101

5TC's capacity to stage vehicles on private property upon arrival is overbuilt to ensure that traffic will not back up onto US-101. Over 935 vehicles would have to arrive within a single hour (approximately 85% of the estimated maximum 1107 Thursday-Sunday vehicle arrivals) in order to overwhelm the event's burst throughput and staging capacities.

During attendee entry times, there will be higher than normal traffic on US-101 at the turnoff for County Line Ranch. The left turn lane on US-101 southbound will be sufficient to allow cars turning into the venue without blocking southbound traffic. The right shoulder on US-101 northbound just prior to the right turn on Valley Rd. will be sufficient to allow drivers to not block the highway. On exit, participants will exit Valley Rd. and merge onto US-101 as normal.

3. Traffic Management Plan

Ingress and Egress Routes

Ingress to the event site is via Valley Rd. off of US-101. The entrance to the event is at the southeast end of Valley Rd., 2-lane road with no obstructions, approximately 1500 ft long extending from US-101.

Northbound traffic will use the right turn lane at the intersection of US-101 and State Route 271. Southbound traffic will use the left turn lane at the intersection of US-101 and State Route 271.

Egress from the event site is via Valley Rd. on to US-101.

Traffic Management

No less than 12 traffic/parking attendants and 3 supervisors will be on shift during peak arrival periods to guide participants. Lower volume arrival periods will have a minimum of 4 traffic/parking attendants and 2 supervisors on shift.

Entry Queue and Staging

Personnel will be assigned to ensure that vehicles remain in motion after leaving US-101 for the full 1500 ft approximate length of Valley Rd. at all times. Traffic will continue moving into P1, which will be configured to stage vehicles in multiple clearly marked rows as they wait in their cars to be checked in. A large portion of P1 will be reserved as staging for peak arrival times and converted to weekend-long parking once peak arrival times have passed. Lanes will be delineated with traffic barrels and other traffic barriers.

Peak check-in throughput is 280 vehicles per hour, with the ability to burst to 560 vehicles per hour with supervisors and reserve staff assisting with check-in at peak times if necessary.

The eastbound lane of Valley Rd. can hold 75 vehicles in a line, and minimum planned staging capacity in P1 prior to final parking is 300 vehicles. Total queue and staging capacity is 375 vehicles at any given time, sufficient to keep US-101 clear of possible obstructions.

Parking Management

After checking in, participants will be directed by a combination of attendants, signage, and printed materials to their designated parking location in a lot or in their car camping/RV camping location. Traffic attendants will guide vehicles to park in neat rows. Parking will be two car-wide, perpendicular tail to tail, with a minimum of 14' between rows to facilitate smooth departure and enable fast evacuation if necessary. Traffic attendants will be assigned to manage the flow of traffic within the site.

Planned Parking Capacity

The total planned parking capacity for the event is 1700 vehicles, over 130% of the 1303 estimated vehicles at the event's peak capacity and 179% of the 956 estimated vehicles at the event's expected first-year population at County Line Ranch. If necessary, 501T3 will utilize unused areas within County Line Ranch for additional parking and work with neighboring property owners to rent space for overflow. Vehicle placement will be managed by 501T3

staff to maintain emergency egress for all vehicles parked in camping and entertainment areas. Planned parking capacities for event areas are as follows:

- P1 - 550
- P2 - 220
- P3 - 50
- P4 - 65
- P5 - 40
- P6 - 180
- C1 - 45
- C2 - 200
- C3 - 40
- C4 - 30
- C5 - 30
- C6 - 100
- C7 - 20
- E1 - 15
- E2 - 20
- E3 - 45
- E4 - 20
- E5 - 15
- E6 - 5
- E7 - 10

Emergency Access

The second lane of Valley Rd. will be clear for emergency vehicle access. Fire lanes at least 20 feet wide will be maintained and kept clear throughout the event venue.

Re-Entry

During the event, attendees will be prohibited from leaving and re-entering the event site. All attendees will camp on site. Staff re-entry is permitted only on a limited case-by-case basis. Re-entry for guests is permitted only on a limited case-by-case basis with reasonable, urgent justification (e.g. medical or family emergency). Historically in past events, approximately 5 vehicles per day leave and re-enter during the event.

Attendees will be prohibited from leaving the premises as pedestrians. This will be enforced by event security staff.

4. Mitigation Measures

Traffic Control Measures

Traffic lanes will be clearly delineated with cones and 55 gallon barrels.

Entrances from Valley Rd. into the venue between US-101 and the primary event entrance will be gated or otherwise indicated as closed and clearly signed.

Fencing will be temporarily installed on the west side of Valley Rd. to prevent attendees from trespassing on neighboring property.

Highly visible painted and printed signs will be used to direct traffic and attendees to ensure that drivers are able to reach their destinations safely.

501T3 traffic/parking attendants and gate staff will be prepared to process all attendee arrivals before the event's gate opens and after it closes as necessary to ensure that traffic does not back up onto US-101.

Communication Plan

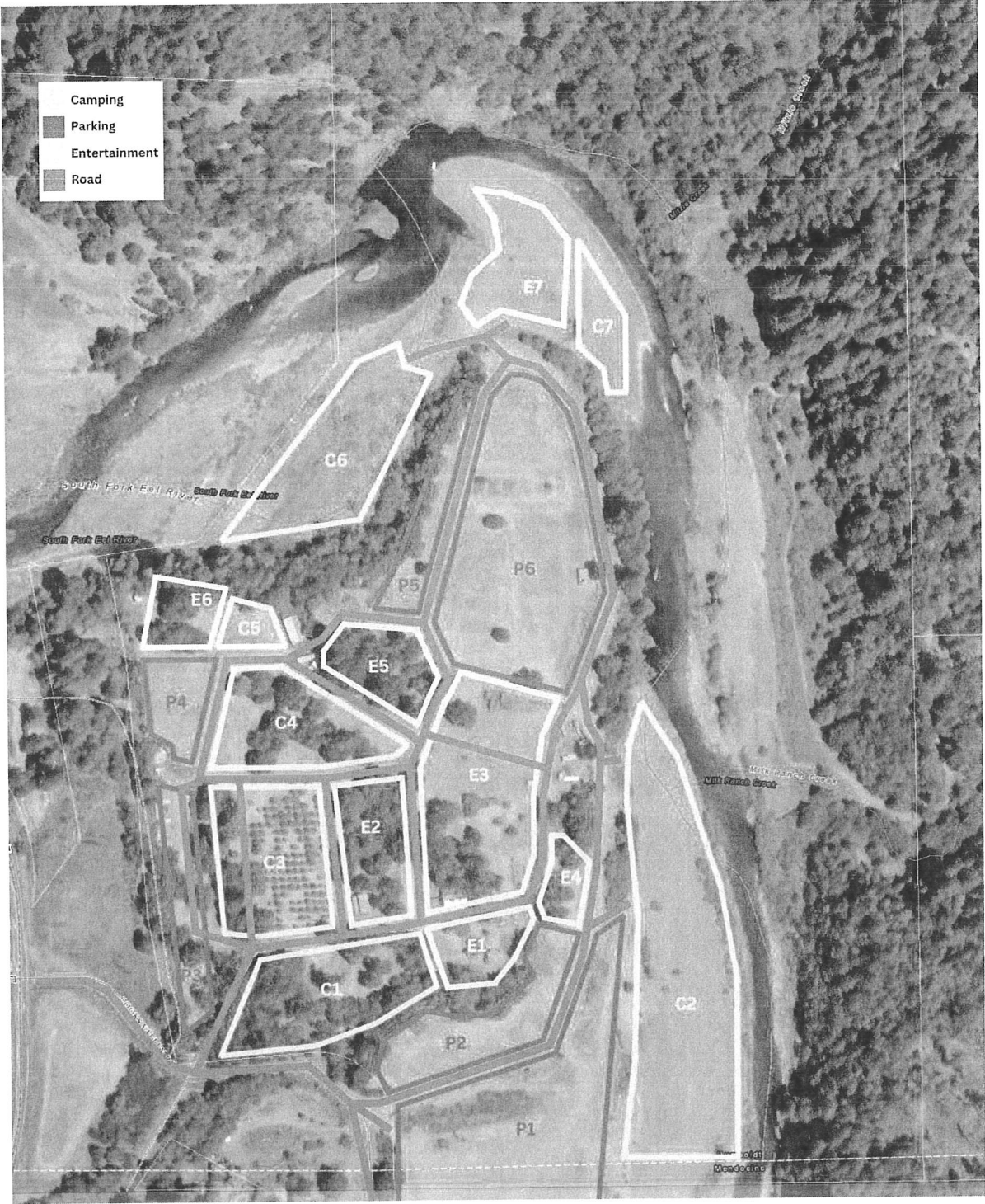
Any information about road closures, detours, or other traffic patterns that will affect attendees traveling to the event will be communicated via email, and if necessary, mass SMS message. Historical data from past events (such as email read receipts) demonstrates that targeted communications to attendees have a high degree of efficacy.

Vehicle Contamination Prevention Plan

Vehicles will be checked upon arrival for leaking fluids. A containment plan will be in place to ensure any leaking fluids do not cause environmental contamination.

8. Appendices

Appendix A: Site Plan



Appendix B: Traffic Access Map



