

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of June 4, 2020

- Consent Agenda Item
- Continued Hearing Item E-3
- Public Hearing Item
- Department Report
- Old Business

Re: **Brodt Ranch Wedding and Event Venue**
Special Permit and Coastal Development Permit
Project No. PLN-2018-14105
Assessor's Parcel Number (APN) 106-111-004
Ferndale area

Attached for the Planning Commission's record and review are the following:

- A. Public comments and pictures received on June 4, 2020 from Marsha Engelbrecht and comments dated June 3, 2020 and June 4, 2020 from John Brezina.

June 4, 2020

Brodts Ranch Wedding and Event Venue

Special permit and Coastal Development Permit

Project No. PLN-2018-14105 APN 106-111-004

Dear Patricia Shortridge,

As requested, the following are bullet points due to the short notification time of the June 4th hearing date.

-Please revisit the original list of concerns submitted on pages 46,47,48,49 as well as 44 and 45.

-Access – Ferndale Fire Protection District’s inspection summary of Church Lane is category 2 road (12 feet in width) – which means it is not up to fire and safety code for the *existing* homes and agricultural businesses on the narrow lane. The increase of up to 200 vehicles per event, thousands per season, in addition to support vehicles is an exponential increase and is of paramount concern as well as an effective ongoing maintenance program.

-“Fugitive dust” “Road dust” impacting the entire length of our property please see details submitted previously pg46.

-Telecommunication and Internet load of up to 300+ people (More people than actually live in the area) at one time in a small area with somewhat inadequate service to begin with. This is a Health and Safety concern as many depend on cellular service, especially in emergencies. Both business and personal impact.

-The Urbanization activities including artificial lighting and noise near or within agricultural lands and businesses including domestic animals and co-existing wildlife in this quiet pristine area of the Eel River Valley. The sudden influx of several thousand people and vehicles per event season which is half of spring, the entire summer and half of fall is a concern.

-The negative impact to humans as “Neighborhood Character” drastically changes when hundreds of people, suddenly transcend into the quiet, private, sparsely populated community we have chosen to continue for agribusiness and a peaceful way of life.

With mutual Respect to the applicants, I hope this sheds light on some of the impacts of the project to the surrounding area and look forward to a resolution.

Thank you for reviewing,

Sincerely,

M. Englebrecht

Sixth Generation Church Lane Ferndale Property

From: [johnbrezina](#)
To: [Shortridge, Tricia](#)
Subject: Permit Application Number PLN-2018-14105. APN 106-111-004
Date: Thursday, June 4, 2020 11:41:44 AM

Dear Ms Shortridge,

6/4/20

Due to the short meeting notification, I have quickly read thru the staff report and found some concerns.

The referral notes from the Ferndale Fire Protection District, forwarded by Lon Winburn Fortuna Fire Chief, says that Church Lane is only a category 2 roadway, which is inadequate for existing conditions as I have previously mentioned.

Page 41 states " Church Ln. is currently improved to a category 2 road (12 feet in width), the requirement for an access road that serves 3 to 8 parcels with dwellings is a category 3 (16 feet in width with a 2 foot bladed shoulder)"which Church Lane is not. An exception for the roadway is suggested because the lane has good visibility plus turn outs are to be added. When visibility is reduced such as fog and night, the exemption for "good visibility" will be negated. Past communications have mentioned the excessive dust, disrupting the quite agricultural community, plus the addition of 3000 to 4000 people in a six month period, many who may be unfamiliar with agricultural settings, I believe is fraught with problems that need to be considered.

Thank you John Brezina

Sent via the AT&T TREK™ 2 HD a 4G LTE tablet

From: [johnbrezina](#)
To: [Shortridge, Tricia](#); [PlanningBuilding](#)
Subject: Unsolved issues concerning Brodt Wedding Event venue
Date: Wednesday, June 3, 2020 1:36:31 PM

Permit Application Number PLN-2018-14105.
Parcel Number (APN) 106-111-004 530 Church Lane.
6/3/2020

Assessor's

Dear Mr. Ford and Ms. Shortridge,

The issues pertaining to the Brodt Wedding Event venue have not been resolved. The very narrow lane, excessive fugitive dust, and general disruption of neighboring properties for almost every weekend for six months of the year, are still pressing concerns. Traffic monitors and turnouts does not negate the fact that Church Lane only provides for one lane of traffic. Only half of the roadway is partially paved, with the drivable section only 12 feet wide in many areas, thus forcing on coming traffic off the road and into the grass. The excessive harmful dust continues to coat organic pastures, vegetables, and fills the air with unhealthy fine particles. Mitigation attempts have been short lived and unsuccessfully. The increased traffic days before, during, and after events puts neighboring properties in peril and hasten the degradation of the already poor road surface. These issues need to be resolved before permits are granted and up to 200 cars for 18 weekends inundate a small dead end lane in an active agricultural community.

Thank you. John Brezina.























