



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: February 03, 2022

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building

Subject: **Brodft At the Bluff Farm-Stay Conditional Use Permit and Modification of a Coastal Development Permit**
Record Number PLN-2021-17197
Assessor's Parcel Number (APN) 106-111-004
548 Church Lane, Ferndale area

The attached staff report has been prepared for your consideration of the **Brodft At the Bluff Farm-Stay** Conditional Use Permit and Modification of a Coastal Development Permit application at the public hearing on February 03, 2022

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Please contact Leiloni Shine, Contract Planner, at 707-671-6928 or by email at Leiloni@landlogistics.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date February 03, 2022	Subject Brodt At the Bluff Farm-Stay Conditional Use Permit and Modification of a Coastal Development Permit	Contact Leiloni Shine, Contract Planner
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Project Description: A Conditional Use Permit and modification of an existing Coastal Development Permit (PLN-2018-14105) to establish a Farm-Stay within an existing farmhouse. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed. The Farm-Stay will be used separately from events throughout the year.

Project Location: The project is located in Humboldt County, in the Ferndale area, on the Southwest side of Church Lane, approximately 0.5 miles from the intersection of Grizzly Bluff Road and Church Lane, on the property known as 548 Church Lane.

Present Plan Land Use Designation: Agriculture Exclusive/Prime and Non-prime Lands (AE); Agricultural/General (AG). Eel River Area Plan, 2017 General Plan. Density: 20 to 60 acres per unit, and 5 to 20 acres per unit respectively, Slope Stability: Relatively Stable (0), High Instability (3).

Present Zoning: Agricultural Exclusive (AE-60) / Flood Hazard Areas (F), Streams and Riparian Corridors Protection (R), Transitional Agricultural Lands (T); Unclassified (U).

Assessor Parcel Numbers: 106-111-004

Record Number: PLN-2021-17197

Applicant	Owners	Agent
At the Bluff Farm Stay PO Box 1113 Ferndale, CA 95536	Brodt Brian C & Merritt L Tr PO Box 1113 Ferndale, CA 95536	N/A

Environmental Review: The project is categorically exempt from environmental review per Section 15301(a) – Existing Facilities.

Major Issues: none.

State Appeal Status: Project is appealable to the California Coastal Commission.

Brodt At the Bluff Farm-Stay Conditional Use Permit and Modification of a Coastal Development Permit
Record Number: PLN-2021-17197
Assessor's Parcel Numbers: 106-111-004

Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, approve the Consent agenda to take the following action:

Adopt the Resolution to 1) Find the project subject to a Categorical Exemption, 2) make all of the required findings for approval of the modification of a Coastal Development Permit and Conditional Use Permit based on evidence in the staff report, and 3) approve the Brodt Farm-Stay project subject to the recommended conditions.

Executive Summary:

Background

In 2020, a Special Permit and Coastal Development permit application (PLN-2018-14105) was approved to establish a seasonal wedding and event venue operating between May 1st and October 31st as a supplemental and temporary use to the existing agricultural operations. The event venue allows up to 350 guests and 200 vehicles parked onsite per event. The previously-approved project (PLN-2018-14105) will be modified to allow a Farm-Stay to operate within an existing farmhouse onsite and to allow guests to tour onsite facilities used for events.

Current Project

A Conditional Use Permit and modification of an existing Coastal Development Permit (PLN-2018-14105) to establish a Farm-Stay within an existing farmhouse. The existing farmhouse is two (2) storeys, approximately 3,000 square feet, located north of the dairy operation and in the northeastern corner of the parcel. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. The parcel is surrounded by agricultural uses and vacant land, the proposed Farm-Stay is compatible with the surrounding uses. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a 3,000 square foot second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed. All public comments received have been in support of the project proposal.

A detached structure onsite will continue to be used as temporary kitchen for the event venue and not for serving Farm-Stay guests. Parking for Farm-Stay guests will include a field located east of the house and barn onsite. The Farm-Stay will be used separately from events throughout the

year. Visitors would stay in the house separate from the weddings and the Farm-Stay will not include vacation rentals. The project parcel is under a Williamson Act contract.

The Farm-Stay will encourage and facilitate tourism, one of the County's identified target industries. A compatible blend of existing agricultural and residential uses is proposed, encouraging the continued protection of prime employment lands, and maintaining economic productivity (General Plan, Chapter 9.3).

The proposed Farm-Stay establishment is similar and compatible with the conditionally permitted uses in the coastal, agricultural exclusive (AE) zone (HCC §313-7.1). The proposed Farm-Stay is compatible with agricultural operations, anticipates less than significant traffic impacts, and is combining existing residential and agricultural-events that are often larger in scale and intensity than the proposed Farm-Stay.

All public comments received have been in support of the project; the proposed Farm-Stay includes support for the type of operation and the location for the operation.

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Planning Commission Action.

RECOMMENDATION:

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project is Categorical Exempt from CEQA review, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed Farm-Stay Conditional Use Permit and modification of a Coastal Development Permit per the Recommended Planning Commission Action.

Alternative: Several alternatives may be considered: 1) The Planning Commission could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Planning Commission could elect to add or delete conditions of approval; 3) The Planning Commission could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 22-
Record Number PLN-2021-17197
Assessor Parcel Numbers: 106-111-004**

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Brodt At the Bluff Farm Stay Conditional Use Permit and Modification of a Coastal Development Permit.

WHEREAS, At The Bluff Farm Stay submitted an application and evidence in support of approving a Conditional Use Permit and modification of a Coastal Development Permit to establish a Farm-Stay within an existing farmhouse, in conjunction with an existing dairy and event venue previously approved under CDP-18-013, Application Number 14105;

WHEREAS, the County Planning Division prepared a Staff Report. The proposed project does not present substantial changes to the site. No new information of substantial importance that was not known and could not be known at the time was presented, as described by §15301(a) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on **February 3, 2022**; reviewed, considered, and discussed the application for a Conditional Use Permit and Modification of a Coastal Development Permit; and reviewed and considered all evidence and testimony presented at the hearing.

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

1. FINDING:

Project Description: A Conditional Use Permit and modification of an existing Coastal Development Permit (PLN-2018-14105) to establish a Farm-Stay within an existing farmhouse. The existing farmhouse is two (2) stories, approximately 3,000 square feet, located north of the dairy operation and in the northeastern corner of the parcel. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. The parcel is surrounded by agricultural uses and vacant land, the proposed Farm-Stay is compatible with the surrounding uses. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a 3,000 square foot second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is

proposed. All public comments received have been in support of the project proposal.

A detached structure onsite will continue to be used as temporary kitchen for the event venue and not for serving Farm-Stay guests. Parking for Farm-Stay guests will include a field located east of the house and barn onsite, approximately 69,300 square feet in size. The Farm-Stay will be used separately from events throughout the year. Visitors would stay in the house separate from the weddings and the Farm-Stay will not include vacation rentals. The project parcel is under a Williamson Act contract.

EVIDENCE: a) Project File: PLN-2021-17197

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met. The project is categorically exempt from environmental review per Section 15301 (a), Existing Facilities.

EVIDENCE: a) Attachments (2.a-e) submitted for the proposed project.
b) The proposed project does not present substantial changes that would require additional environmental review. No new information of substantial importance that was not known and could not be known at the time was presented as described by § 15301 (a) of CEQA Guidelines. The project does not involve physical expansion of the existing structure to be used for the Farm-Stay operation. The proposed use will operate entirely within the existing structure and will not result in the alteration of the physical characteristics of the project site. The proposed Farm-Stay use will not result in a significant impact to the environment and therefore is exempt from further CEQA review.

FINDINGS FOR CONDITIONAL USE PERMIT & MODIFICATION OF A COASTAL DEVELOPMENT PERMIT

3. FINDING: The proposed development is in conformance with the County General Plan, including the Eel River Area Plan (ERAP).

EVIDENCE: a) The Farm-Stay establishment will operate accessory to an existing dairy and event venue. The activities will occur on a property designated Agriculture Exclusive/Prime and Non-prime Lands (AE), and Agriculture/General (AG); the Farm-Stay will operate on lands planned AE. The Farm-Stay will not impact the agricultural production of the property. A compatible blend of existing agricultural and residential uses is proposed, encouraging the continued protection of prime employment lands, and maintaining economic productivity (Conversion of Prime Employment Lands, Diverse Economy, Chapter 9.3 of the Economic Development Element). The Farm-Stay will encourage and facilitate tourism, one of the County's identified target industries (Comprehensive Economic Development Strategy, Chapter 9.3 of the Economic Development Element). The property is under a Williamson Act contract and the proposed farm-stay is in

support of the continued agricultural use of the property. Specifically, the proposed Farm-Stay will support the existing dairy operation and event venue (Chapter 4, Land Use Element). The operation of a Farm-Stay will not impact the allowable density range of AE planned land (20-60 acres/unit, Section 4.8 of the Land Use Element) because it will operate within an existing farmhouse and no new development is proposed.

- b) The proposed Farm-Stay operation is consistent with the purpose of AE designated lands of the ERAP: "to protect prime and non-prime agricultural lands for long-term productive agricultural use.". The Farm-Stay will support the long-term agricultural use of the existing agricultural operation. Conditional Uses of AE lands include "recreation (such as hunting camps and stables except those requiring non-agricultural development)" per 5.30 Rural Plan Designations, ERAP. Compatible Uses for Agriculture lands include "Recreational uses not requiring non-agricultural development under the control of the owner" (Chapter 3.34, Agriculture, ERAP). The zoning of all agricultural lands shall not permit any use that would impair the economic viability of the agricultural operations on such lands (Chapter 3.34B.1., Agriculture, Compatible Uses). The proposed Farm-Stay will operate accessory to an existing dairy and event venue, from an existing farmhouse, it will not require development of non-agricultural buildings, and the owner-operator resides on the property. The proposed use is no more intensive than other conditionally permitted uses of AE planned lands in the ERAP or existing uses onsite.
- c) The project complies with the County's Housing Element (Chapter 8) as it will not substantially subtract from the County Housing Inventory due to the continued use of an owner-operator residence on the property.
- d) The project is located in both a relatively stable and high instability geologic area. The project area is located within the 500-year flood zone and outside of the tsunami inundation area. All new development shall conform with the County Flood Insurance Program. The property is located in the State Responsibility Area (SRA) and is serviced by the County who responds to structural fires and medical emergencies. No new development is proposed as part of the project and Farm-Stay visitations are a new use, no more intensive than established uses onsite, including an event venue and dairy. Based on these findings, the proposed operation does not increase risks to hazards.

- e) A review of the Eel River Area Plan Resources map shows no sensitive or critical habitats within the proposed event area. There will be no ground-disturbing activities or new development as part of this project. Designated sensitive habitats and natural resources shall be protected to comply with Section 3.41 of the ERAP (Environmentally Sensitive Habitat). The property contains areas exhibiting both upland and wetland characteristics. There are no National Wetland Inventory (NWI) mapped wetlands or Transitional Agriculture Land wetlands located within the proposed event area. The closest mapped Coastal wetlands are approximately 300 feet east in a roadside ditch, and the closest NWI wetlands are located around 450 feet south of the proposed Farm-Stay. Based on a site inspection with the California Department of Fish and Wildlife and Planning Division staff for another project on the same parcel (CDP-18-018,) no negative impacts on sensitive biological resources would result from the establishment of the Farm-Stay use on the project site.
- f) The subject property is not located in a designated coastal scenic view area. The proposed Farm-Stay will be located within an existing structure, no new development is proposed, the land will remain in agricultural use; therefore, the Farm-Stay will have not had an impact on the scenic view area (Visual Resource Protection, ERAP 3.42).
- g) No more than eight (8) guests may visit the Farm-Stay at the same time, and each visitation will average one-three (1-3) days, therefore minimizing potential conflicts with the primary use of the land, and neighboring properties resulting from traffic, noise, or trespass. The productivity of the pasture area, where parking is proposed, will be maintained, the area will be aerated in November to ensure soils are not compacted. By operating with these measures, the proposed Farm-Stay will comply with the Land Use §5.3 (AE) Agricultural Exclusive, 3.34 Agriculture Sections of the ERAP.

4. FINDING:

The proposed development is consistent with the purpose of the existing zone and combining zones in which the site is located, and the proposed development conforms to all applicable standards and requirements of these regulations.

EVIDENCE:

- a) The project area encompasses lands zoned Agricultural Exclusive-60-acre minimum lot size (AE-60), with the combining zones: Flood Hazard Areas (F), Streams and Riparian Corridors Protection (R), Transitional Agricultural Lands (T), and Unclassified (U). The Farm-Stay establishment proposes a compatible blend of existing agricultural and residential uses, encouraging continued agricultural production and operating accessory to the agriculture operation, as is consistent with the General Plan. The proposed project will include a Farm-Stay and will modify an existing Coastal Development Permit (PLN-2018-14105) to allow Farm-Stay guests to use event areas as part of their Farm-Stay visitation. Existing facilities would be utilized on a seasonal and temporary basis. No new development is proposed and the portions of the parcel that do not contain development are being used for agriculture. The approximately 122-acre site contains an existing single-family dwelling where the Farm-Stays will be held. The proposed Farm-Stay is a new use, no more intensive than existing onsite uses principally permitted in the AE zone (HCC §313-7.1).
- b) The Agriculture Exclusive (AE) zone principally permits general agriculture and single-family residential use, it also conditionally permits "Any use not specifically enumerated in this Division (HCC §313-7.1) if it is similar to and compatible with the uses permitted in the AE zone". The proposed Farm-Stay will restrict the number of guests to a maximum of eight (8) during one time. The proposed Farm-Stay is intended to support the existing agricultural uses and event venue onsite, it is compatible with the uses permitted in the AE zone and existing onsite.
- c) The Flood Hazard Areas (HCC §313-21.1) Combining Zone standards have been met, no new development is proposed, the project area is located within the 500-year flood zone and outside of the tsunami inundation area, all new development shall conform with the County Flood Insurance Program.
- d) The Streams and Riparian Corridors Protection (HCC §313-33.1) Combining Zone standards have been met, no new development is proposed, the project involves Farm-Stays that are temporary visitations averaging one-three (1-3) days in length and located on an upland portion of the parcel that is developed with pasture, gravel driveways, a residence, and milking barn. The closest stream and riparian corridor buffer zone is approximately 500 feet south of the proposed Farm-Stay operation.
- e) The Transitional Agricultural Lands (HCC §313-35) Combining Zone standards have been met, no new development is proposed, and the proposed Farm-Stays are not located near any wetlands or environmentally sensitive habitat areas, the nearest wetland is approximately 450 feet south of the proposed Farm-Stays and existing development. The Transitional Agriculture Lands zoned AE are exempt from wetland buffer requirement (HCC §313-125.5.3), no new development is proposed, and based on a site inspection with California Department of Fish and Wildlife and Planning Division staff

for another project on the same parcel (CDP-18-018), no negative impacts on sensitive biological resources are anticipated.

- f) The proposed Farm-Stay conforms to all development standards associated with the respective zones. The proposed Farm-Stay is setback approximately 450 feet from the nearest wetland (HCC §313-125 and Wetland Buffer Areas National Wetlands Inventory designated: Freshwater Emergent Wetland, Freshwater Pond, and Freshwater Forested/Shrub Wetland). Transitional Agriculture Lands zoned AE are exempt from wetland buffer requirement HCC §313-125.5.3. However, no new development is proposed, and based on a site inspection with California Department of Fish and Wildlife and Planning Division staff for another project on the same parcel (CDP-18-018), no negative impacts on sensitive biological resources are anticipated.
- g) Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitations. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time; the owner/operator resides on the property.

5. FINDING: The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity (HCC §312-17.1.4).

EVIDENCE: All reviewing agencies have either not commented or recommended conditional approval of the proposed project. The Farm-Stay will be established in an existing farmhouse, no significant negative impacts are anticipated as part of the project.

6. 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 (HCC §312-17.1.5).

EVIDENCE: a) The project does not include any residential development, the Farm-Stay will be established in an existing residence and in conjunction with an existing event venue. The owner will continue to reside on the property.

7. FINDING: The proposed Farm-Stay establishment is similar and compatible with the conditionally permitted uses in the coastal, agricultural exclusive (AE) zone (HCC §313-7.1).

EVIDENCE: a) The proposed Farm-Stay is compatible with the neighborhood, including but not limited to the nature of the proposed site and the treatment given, such as landscaping, screening, open spaces, lighting and signs (HCC 312-32.2.1-3). No new development is proposed at this time and any new signs must comply with the standards of the conditions of approval of the Farm-Stay.

8. FINDING: The road and driveway access to the proposed Farm-Stay is compliant with County requirements.

- EVIDENCE:**
- a) Public Works referral response dated May 19, 2021, indicates that the Department recommends approval and has no comment at this time.
 - b) Applicant submitted photo-evidence of paved roadways (Church Lane) leading to the project site. A minimal increase in traffic is anticipated as part of the Farm-Stay; no more than eight (8) guests are allowed at one time (estimated 1-4 cars per Farm-Stay).

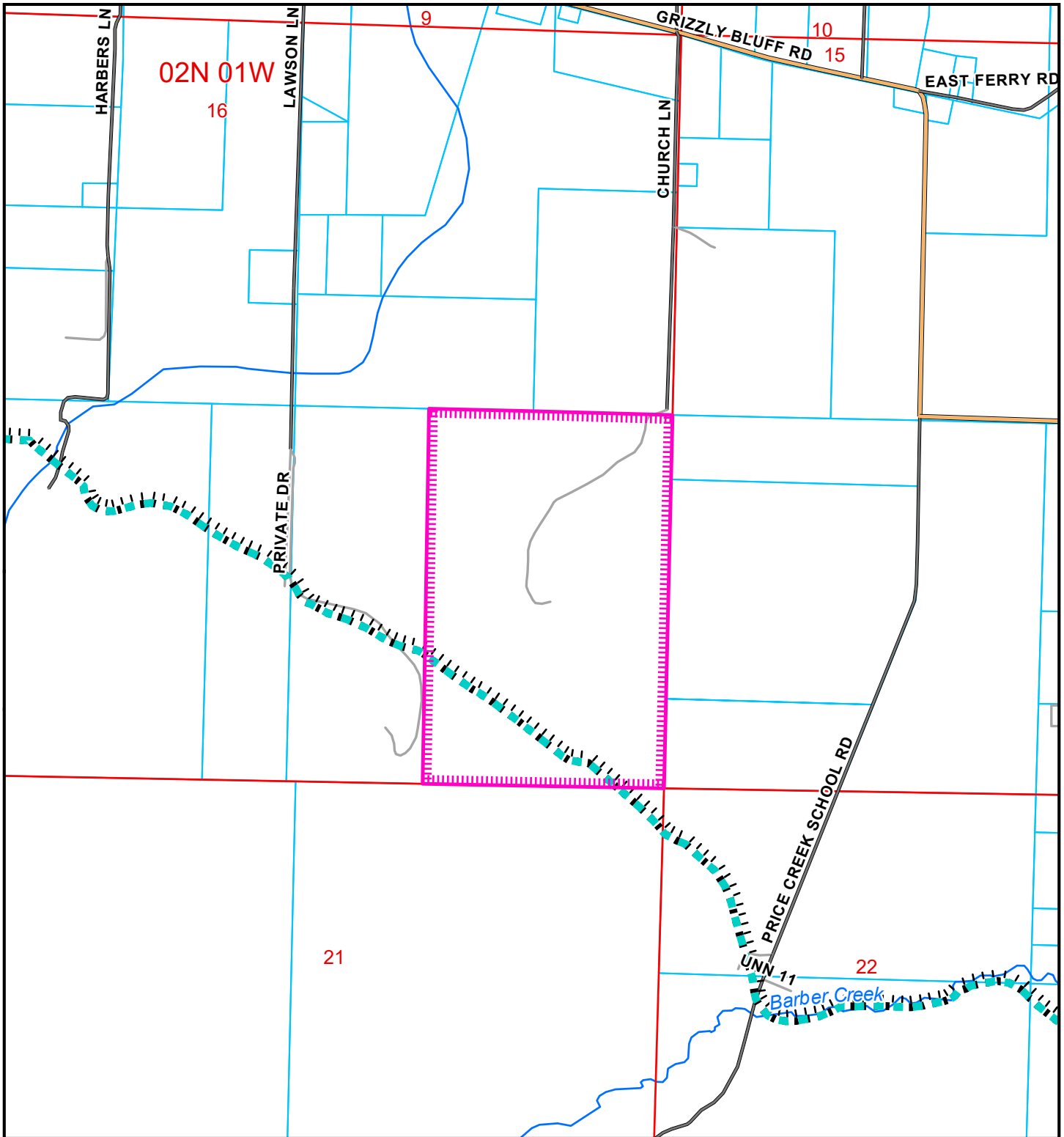
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Conditional Use Permit and Modification of a Coastal Development Permit for At The Bluff Farm Stay, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **February 3, 2022**

I, John H. Ford, 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 Planning Commission at a meeting held on the date noted above.

John H. Ford, Planning Commission
Planning and Building Department



LOCATION MAP

**PROPOSED AT THE BLUFF FARM STAY
CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT**

**FERNDALE AREA
PLN-2021-17197**

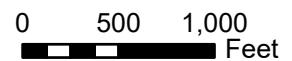
APN: 106-111-004

T02N R01W S16 HB&M (Fortuna)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Conditions of Approval for the Conditional Use Permit and Modification of a Coastal Development Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. Farm-Stays shall be conducted consistent with the approved project Operations Plan and Description and these conditions of approval. Changes to the project, except for Minor Deviations per Section 312-11.1 of the Humboldt County Zoning Regulations, shall require modification of this permit.
2. Per the referral comments received from the Environmental Health Department on August 16, 2021, Farm-Stay requires plan review and Restricted Food Services Facility Permit w/ DEH Consumer Protection Program if facility is providing potentially hazardous foods and onsite produced baked goods for gift basket at farm stay. Applicant must submit Application to Operate a Water System to DEH Consumer Protection Program and meet all requirements to operate as a transient non-community water system depending on number of connections
3. Applicant shall obtain a Building Permit for any proposed physical alteration of the existing structure used for the proposed Farm-Stay operation.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$50.00.
6. All work subject to Construction and Demolition and Inert debris as provided in California Code of Regulations T14 Chapter 5, Articles 5.9 (Transfer/Processing) and 6.0 (Disposal) will be performed in compliance with those regulations.
7. At the time the applicant applies for any building permit for the demolition of buildings covered under this CDP and CUP, the applicant shall provide DEH with all available details associated with planned demolition and planned storage of the demolition debris on any of the project's parcels.
8. Before the import of any Construction and Demolition and Inert debris (CDI) not generated by the demolition or construction on any parcel subject to this project, the applicant will consult with DEH Solid Waste Local Enforcement Agency (LEA) program staff for regulatory parameters.

9. The property owner shall reside onsite during overnight stays. No consistent with previous discussions.
10. No more than four (4) guest bedrooms with a maximum of eight (8) guests will be used at one time. Only Farm-Stay guests will be served food from the kitchen located within the existing farmhouse to be used as a Farm-Stay. The owner/operator shall reside on the premises. No other onsite kitchens are approved for use to serve Farm-Stay guests as part of this permit.
11. There shall be a minimum of one (1) parking space for each sleeping unit, plus two (2) manager parking spaces.
12. Each normal size parking space shall be not less than eight feet (8') wide, eighteen feet (18') long and contain seven feet (7') of vertical clearance.
13. All parking must be located on the project site.
14. The parking area shall be annually aerated in November to ensure soils are not compacted.
15. Permanent signs advertising the site must comply with the following standards: "One sign is permitted advertising the Farm-Stay establishment. Notwithstanding any other provision of this Code, such sign shall not exceed four square feet (4sf) in the aggregate, shall be non-moving, and shall have, if any, only illumination which is indirect and non-flashing and shielded to prevent illumination off-site" (HCC §313-44) Zoning Regulations.
16. **Noise:** All amplified music and speakers shall be directed inward from property lines and turned off by 10:00 p.m. Noise level shall not exceed 60 dB at the property line and not be continuously or significantly heard on neighboring properties. Noise readings using a handheld meter approved by the Planning Division shall be taken from the north and east property lines during each event with amplified music. The results of each reading shall be logged and included in the Annual Monitoring Report.
17. The applicant shall be responsible for proper off-site disposal of trash the cleanup of any litter created by each Farm-Stay. Containers for disposal of recyclable item shall be provided.
18. Any exterior lighting associated with a Farm-Stay shall be directed so as not to extend beyond the boundaries of the parcel and shall be limited to actual Farm-Stay dates.
19. **Calendar:** The applicant shall provide to all interested neighbors, a calendar schedule of Farm-Stays planned for the season. The notice shall include a contact number for the event operator, the days and times of each Farm-Stay, the expected number of guests, the days and times for set-up and clean-up.
20. **Hours of operation:** Set up and cleanup of event site shall only occur on Fridays and Sundays from 12:00 p.m. to 6:00 p.m. For Saturday events, all guests must leave the event site by 11:00 p.m.
21. The use shall be conducted so as not to be detrimental to the public health, safety, or welfare, or a nuisance.
22. All uses and development on Assessor's Parcel Number (APN) 106-111-004, require permit. Prior to development for new uses and implementation of new uses, the applicant shall consult with the Planning Department.

23. **Unpermitted uses:** *Vacation rentals are not a permitted use on this parcel. Use of the residence in a manner inconsistent with the zoning shall constitute a violation and shall be grounds for permit revocation of this use permit. The Farm-Stay shall not be advertised as a vacation rental.*

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
2. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
3. The Conditional Use Permit and Modification to a Coastal Development Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

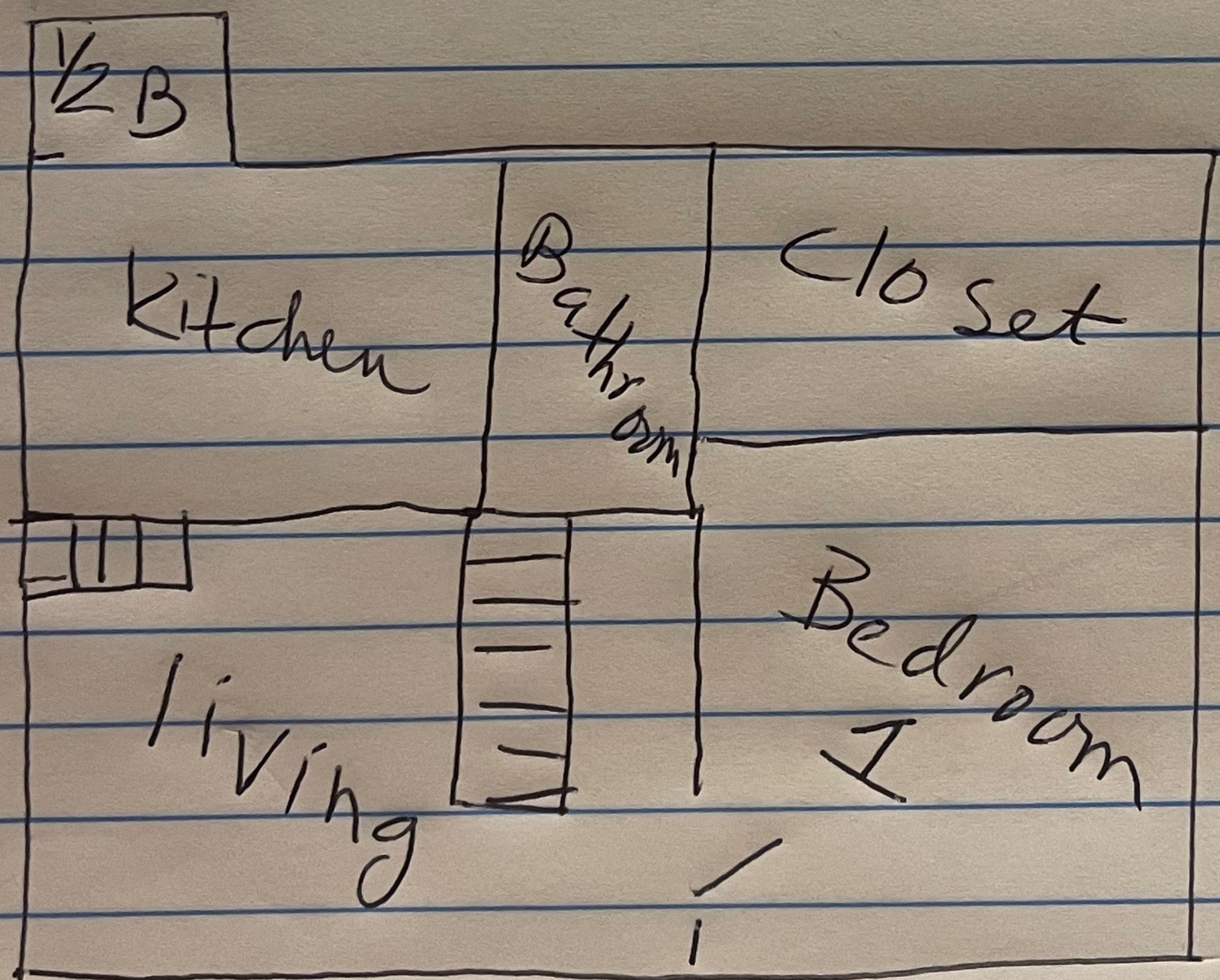
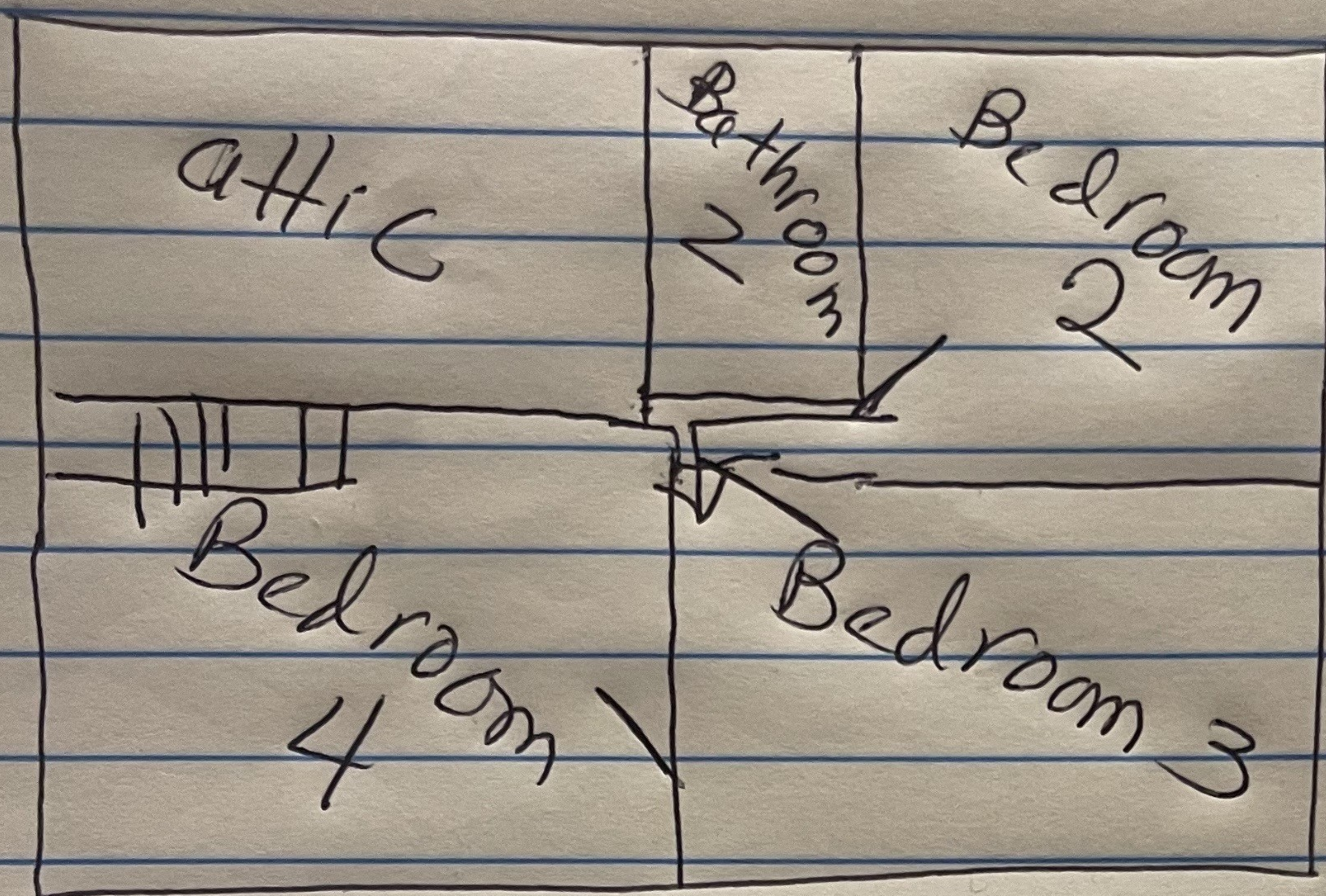
ATTACHMENT 2

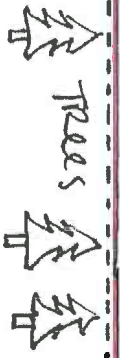
Applicant's Evidence in Support of the Required Findings

Attachment 2 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Floor Plan (**attached**)
- Site Plan (**attached**)
- Map Set – Location Map (**attached**)
- Plan of Operation (**attached**)
- Current Deed (in file)

AT THE BLUFF FARMSTAY AIRBNB





Trees

Farmland



Well

Farmstay
HOUSE

Kitchen
10x16

Milk House
10x14

Burn
Entrance

34x40
7 1/2' 75'

CORRAL
75'

EXTRA
CORRAL
AREA

Bathroom
AREA
15 x 10

End of Parking

PARKING

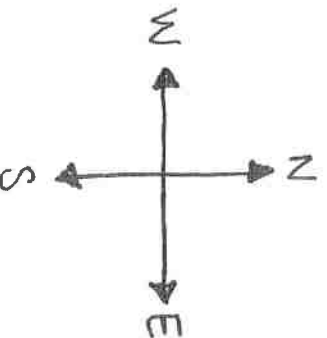
Church Ln.
PARKING
ENTRANCE

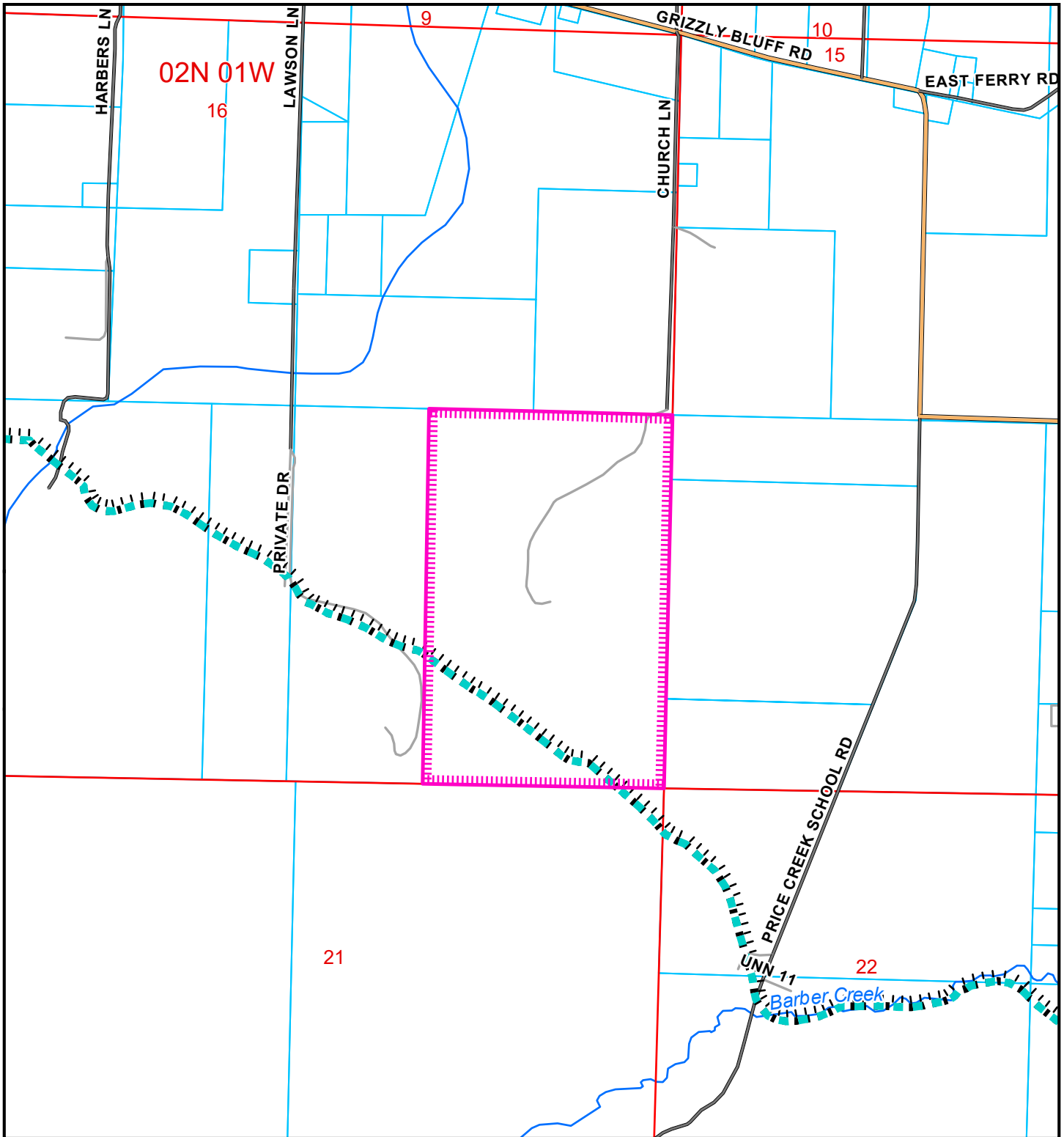
Farmland

POND

530 Church Ln.
Fenndale CA
106-111-004

- Fence
- //// Slope
- Property line
- Handicap Parking





LOCATION MAP

**PROPOSED AT THE BLUFF FARM STAY
CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT**

FERNDALE AREA

PLN-2021-17197

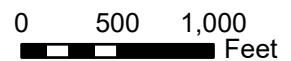
APN: 106-111-004

T02N R01W S16 HB&M (Fortuna)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



Farm Stay at The Bluff Conceptual Narrative

The proposed Farm Stay at The Bluff is an agricultural tourism entity that will combine a lodging experience on a 120-acre working farm with hands on tour experiences at the Brodt Dairy on Fulmore Rd in Ferndale, California. The experience will utilize the recently permitted At The Bluff venue (Permit PLN-2018-1405¹⁴¹⁰⁵), 530 Church Lane, Ferndale, California, for the lodging component and part of the tour and host guests at the Brodt Organic Dairy Ranch for a hands-on tour and educational experience at a modern state of the art pasture dairy. The guests will be able to tour a modern environmentally focused operation utilizing advanced manure management systems and robotic milking stations which will be up and operating by January 2022.

With a vast majority of the current population substantially removed from an understanding of the food supply network, venues like Farm Stay at The Bluff are increasingly providing an opportunity for guests to gain both an appreciation of the rural nature of the North Coast, and provide an educational opportunity that allows guests to gain an appreciation of the origins of their food products.

The proposed venue will be operated by Merritt and Brian Brodt, 5th generation dairy farmers, and will operate as a sole proprietorship. Reservations will be handled through Vacation Booking platforms with the average length of stay being one to three days. All conditions imposed on the recently permitted 12 events At The Bluff venue will be respected. The frequency of booking will result in a very minor traffic effect since the proposal will only generate 1 round trip between the venue and dairy tour and 90 percent of guests will arrive in one car. In the past, before the Brodt's purchased their dairy which now houses their employees, this house housed employees with up to 4-5 drivers in the one household driving daily on Church Lane. This alone will cut down usage of traffic on Church Lane. The applicants are currently in the process of paving Church Lane to eliminate any dust or traffic issues. The Brodt's approached the county and worked out a deal to pay half of the cost out of their own pocket to fix the county's road dust problem and by paving it, the dust problem will be eliminated altogether. The proposed venue will partner with local dairy product producers Rumiano Cheese and Humboldt Creamery which are the current

processors of the venue dairy's output, to showcase a variety of local dairy products to the guests. The applicants envision the development of other local entity ties, and the possible inclusion of other educational experiences with local entities after the operation becomes established.

As lifelong residents of Humboldt county, the applicants are keenly aware of the appeal of this rural, lower pace community, and have endeavored to provide guests with a locale and experience for a respite from the pace of the modern world. The entity seeks to support the authenticity themes being used by the Visitors and Convention Bureau and showcase the direct honest lifestyle of the local agricultural community.

The Farm Stay concept is becoming established throughout the nation, and is being utilized by tourism promotion entities like VisitCalifornia.com to allow an increasing urban population the opportunity for experiencing the benefits and advantages of rural living. A typical guest will gain an understanding of the following aspects of an agricultural operation:

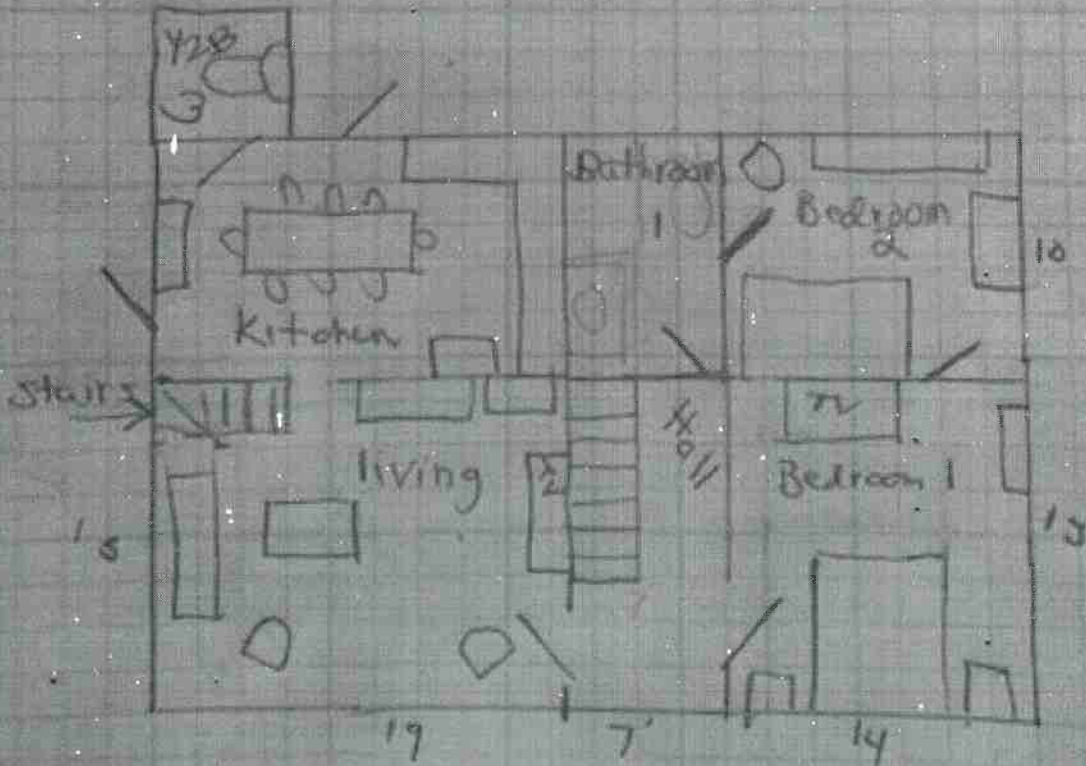
- 1) Day to Day operational functions and challenges.
- 2) Connect the "Cow to Carton" sequence of milk production.
- 3) The complexity of tailored feeding programs and their effect on herd health and productivity.
- 4) Sanitation processes and requirements for a healthy product.
- 5) Discussion of economic factors and an understanding of how small production agriculture is a challenged industry, Humboldt County historically supported over 200 dairies, but today finds itself with less than 80.
- 6) Personal contact with production animals including feeding and on occasion birth.

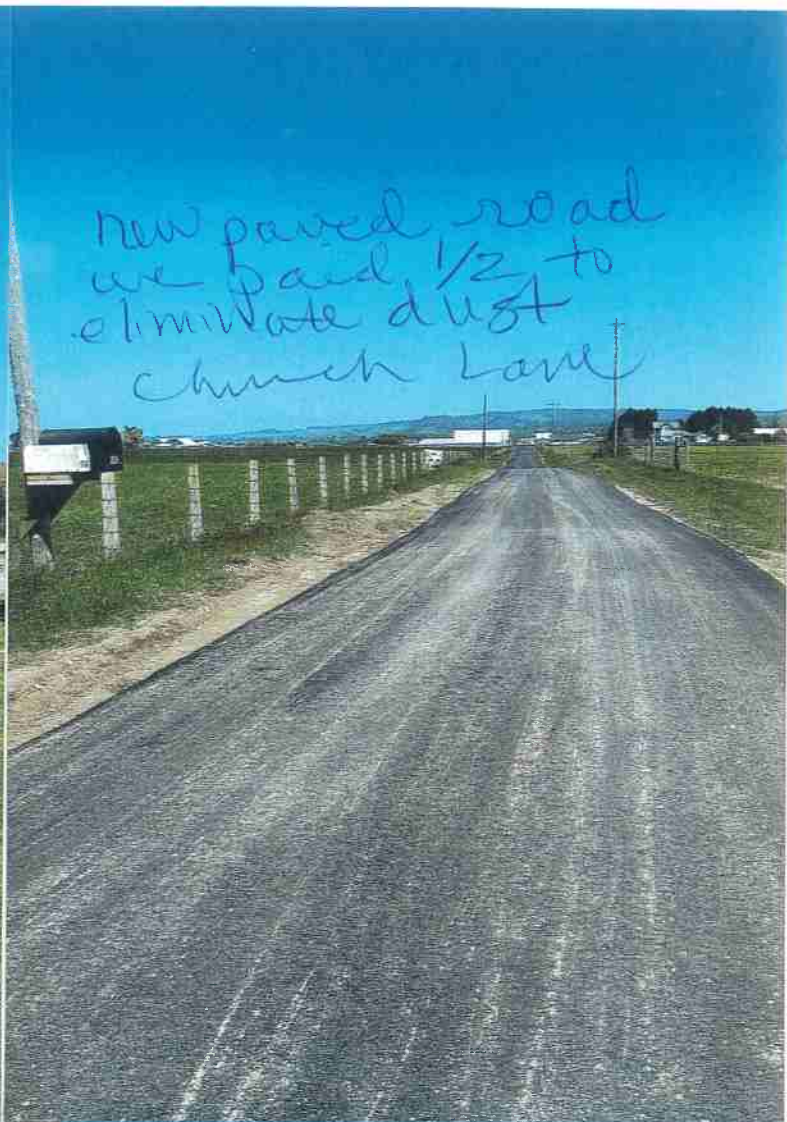
We feel that the North Coast is a premium venue for this opportunity and look forward to becoming the first entity of this type in Humboldt County to welcome guests to our community. Our historic ties to the community and often demonstrated ability to welcome guests from around the world promises a

treasured experience for our guests that can only enhance the reputation of Humboldt County.

Back image001.jpg

AT THE BLUFF



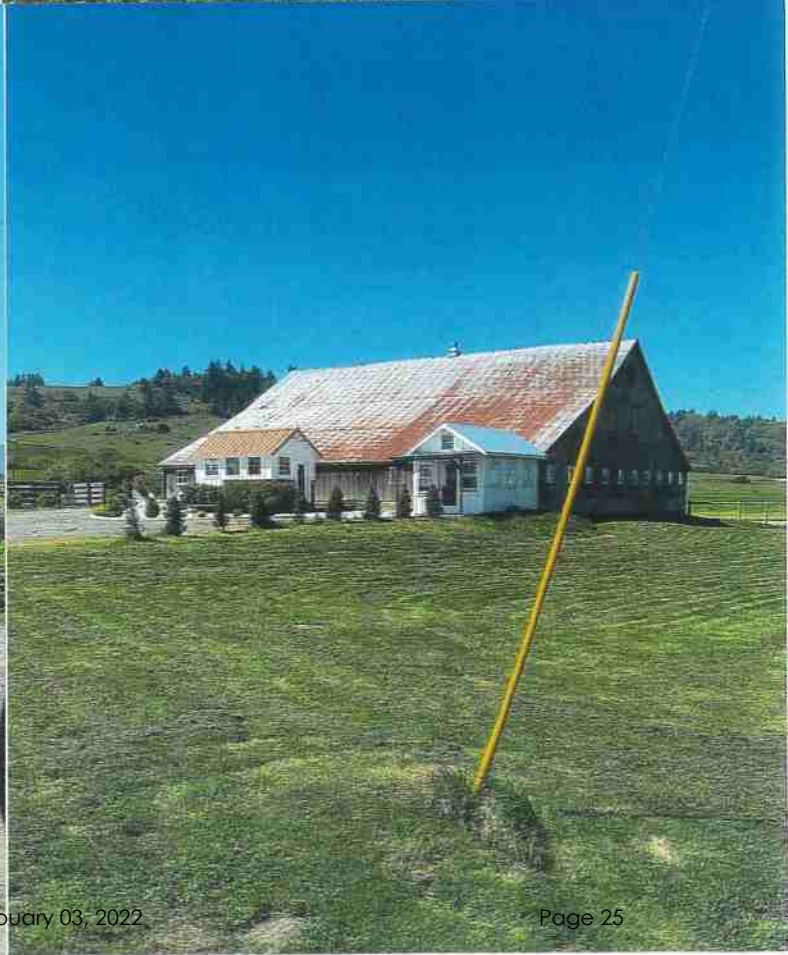
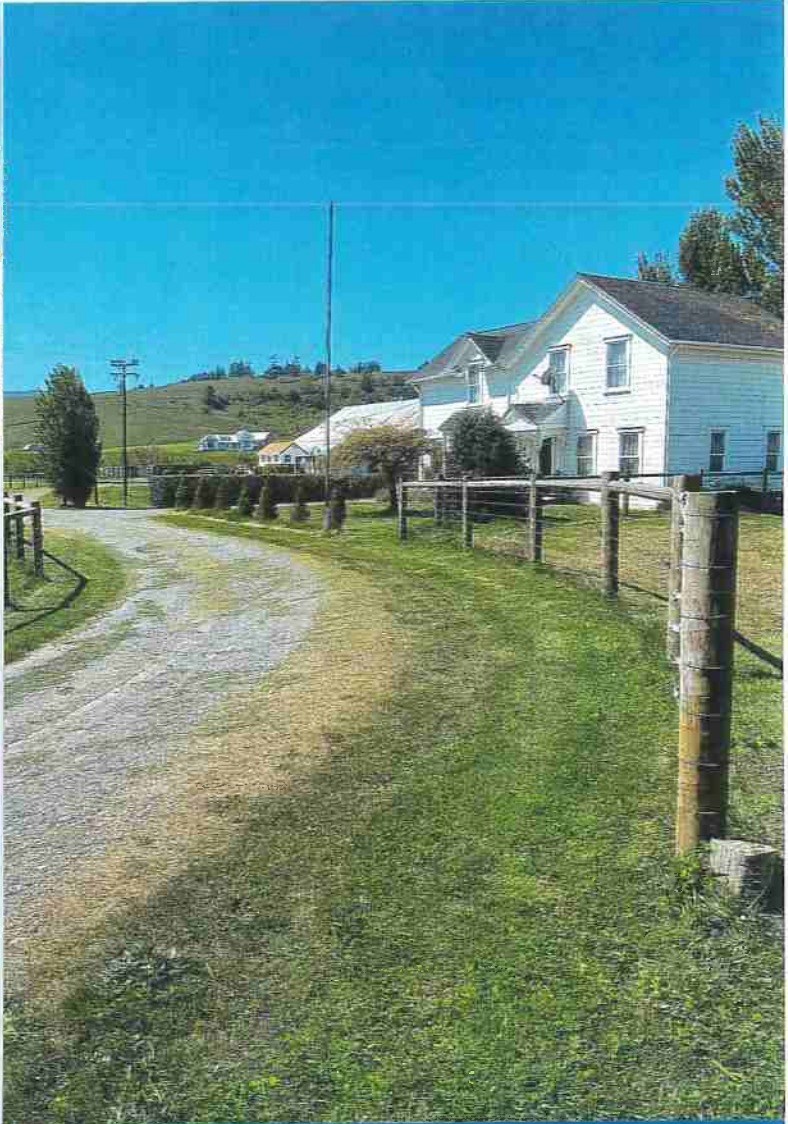
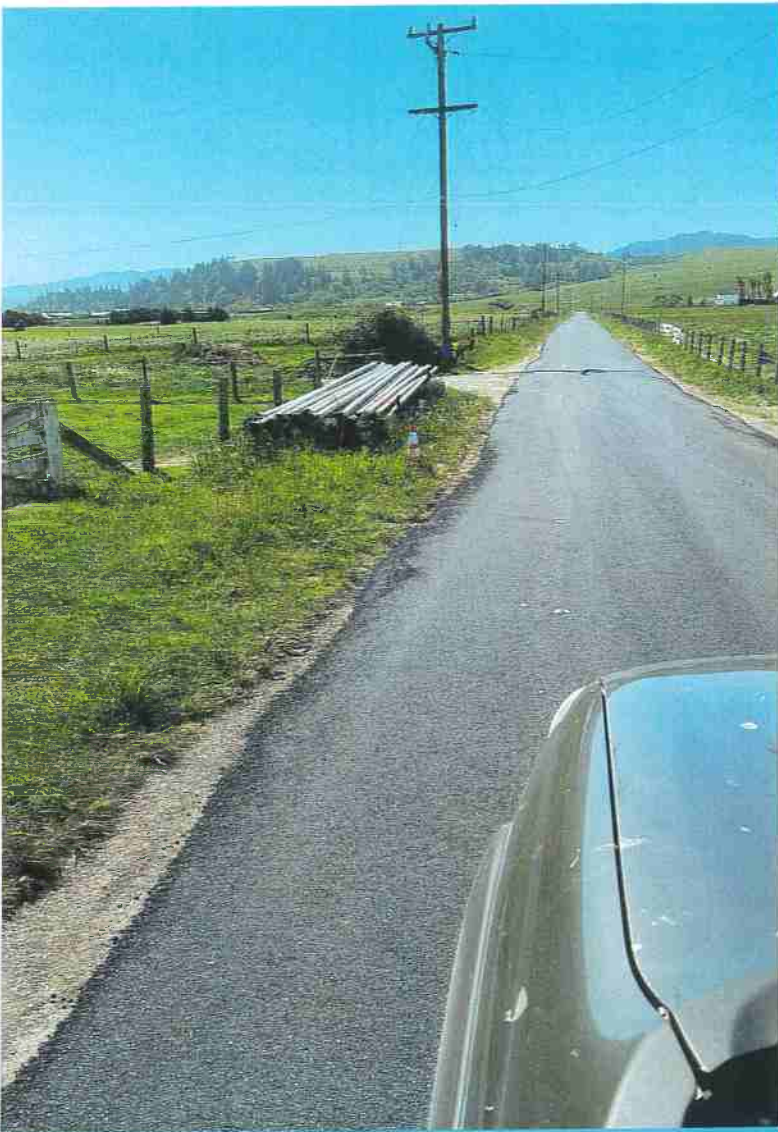


new paved road
we paid 1/2 to
eliminate dust
church lane



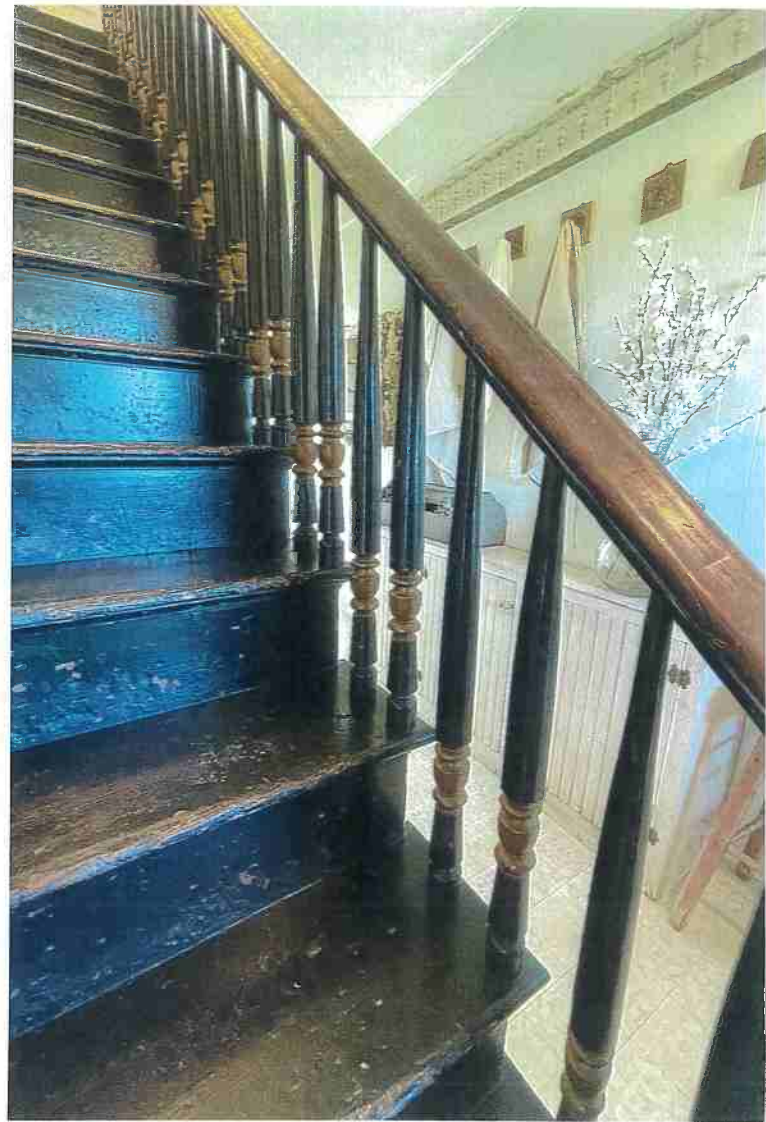
Restored
farmhouse

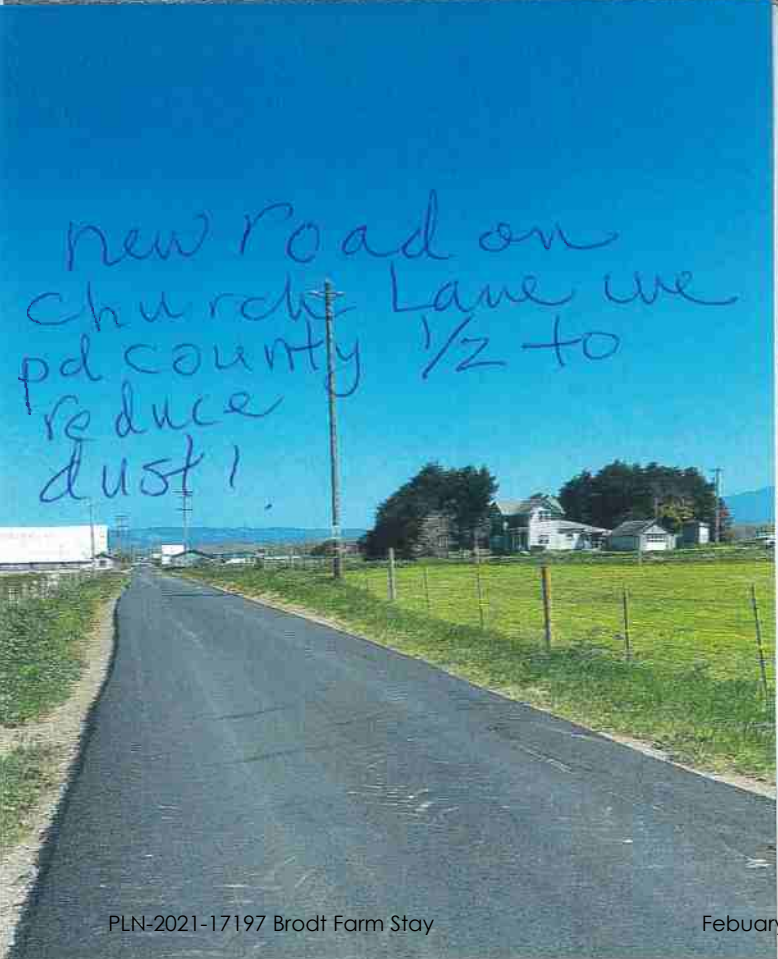
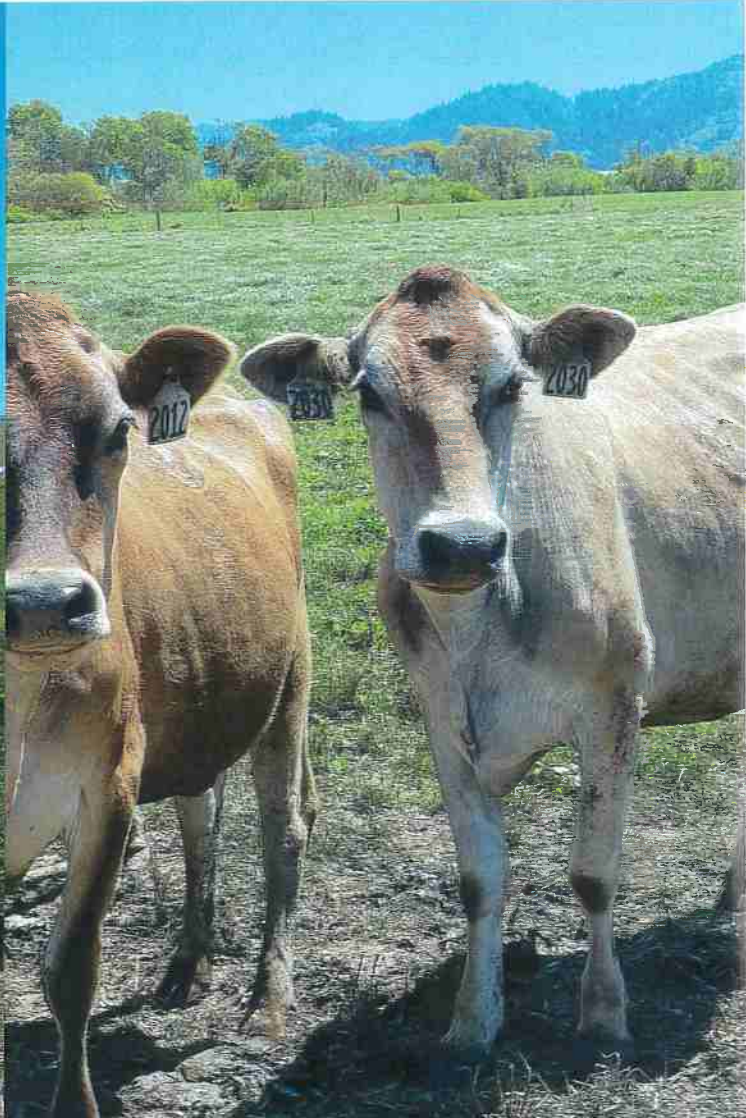
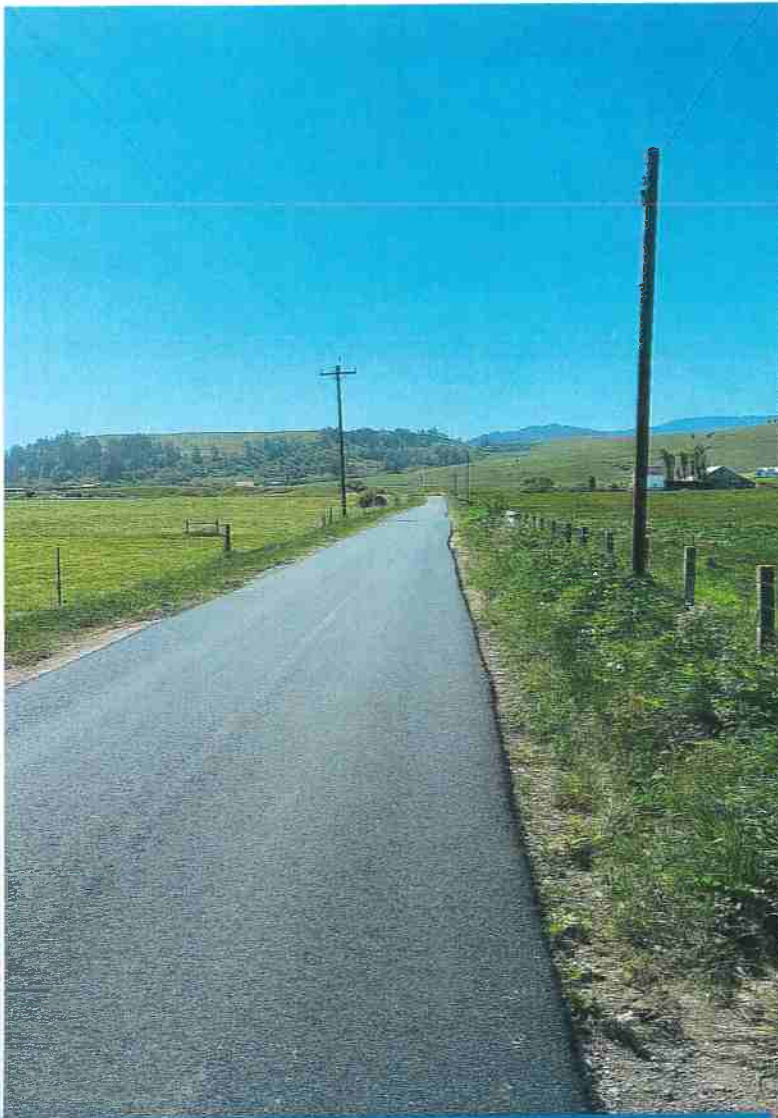






County paving
road last week

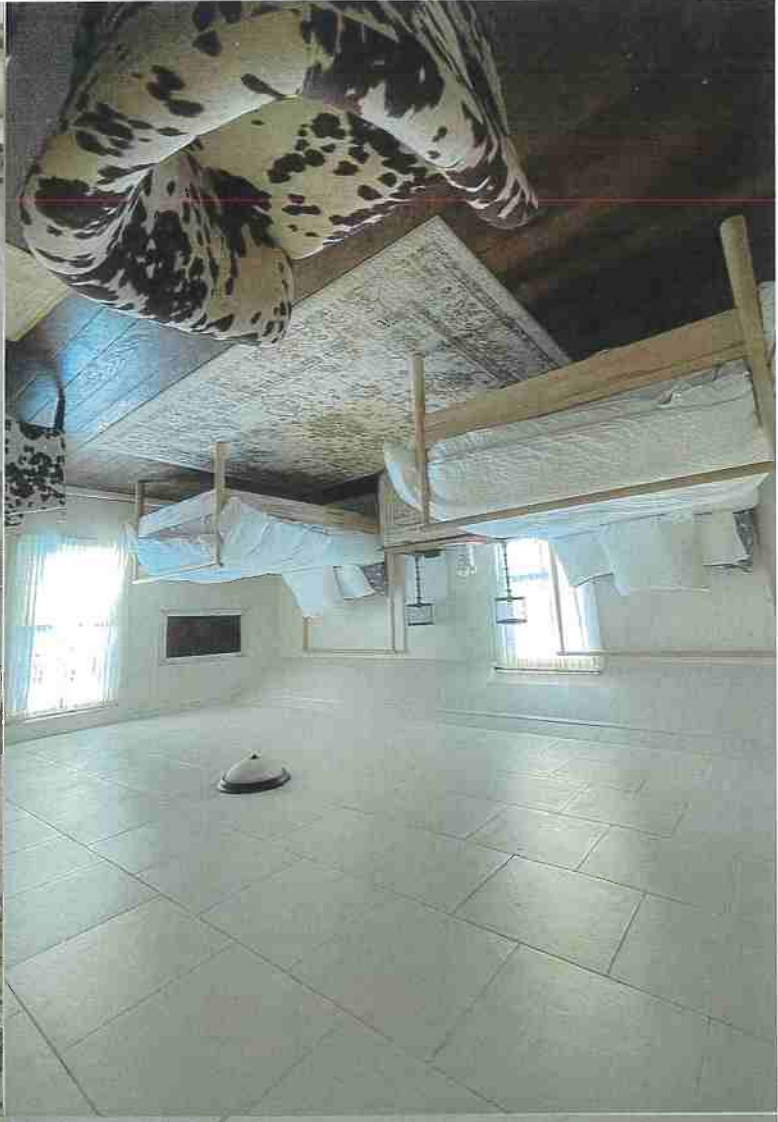


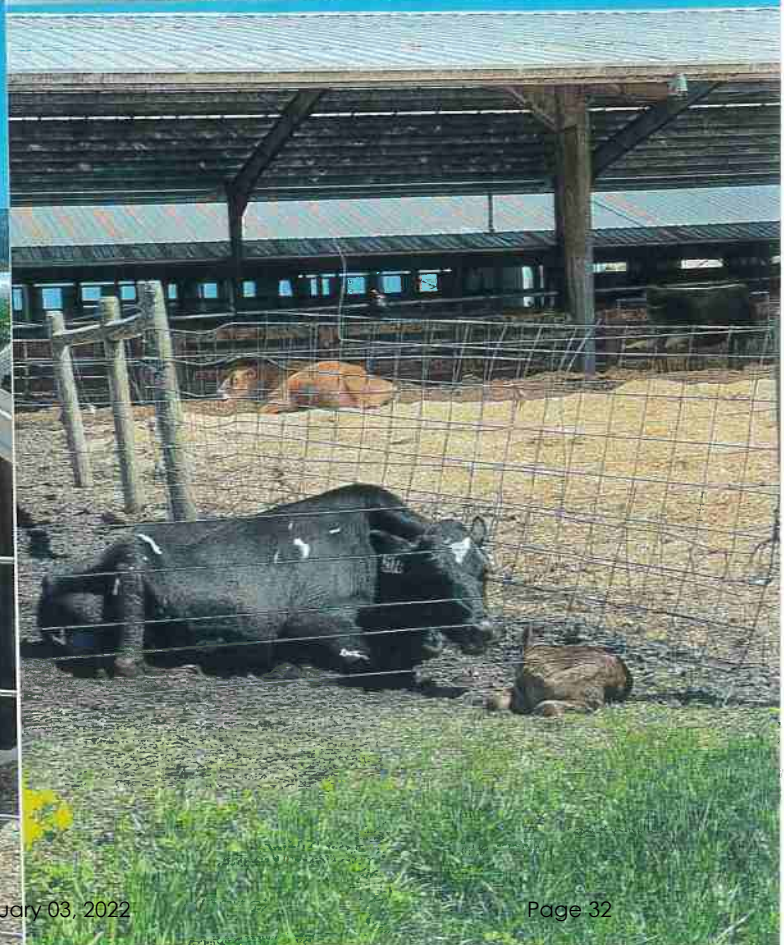
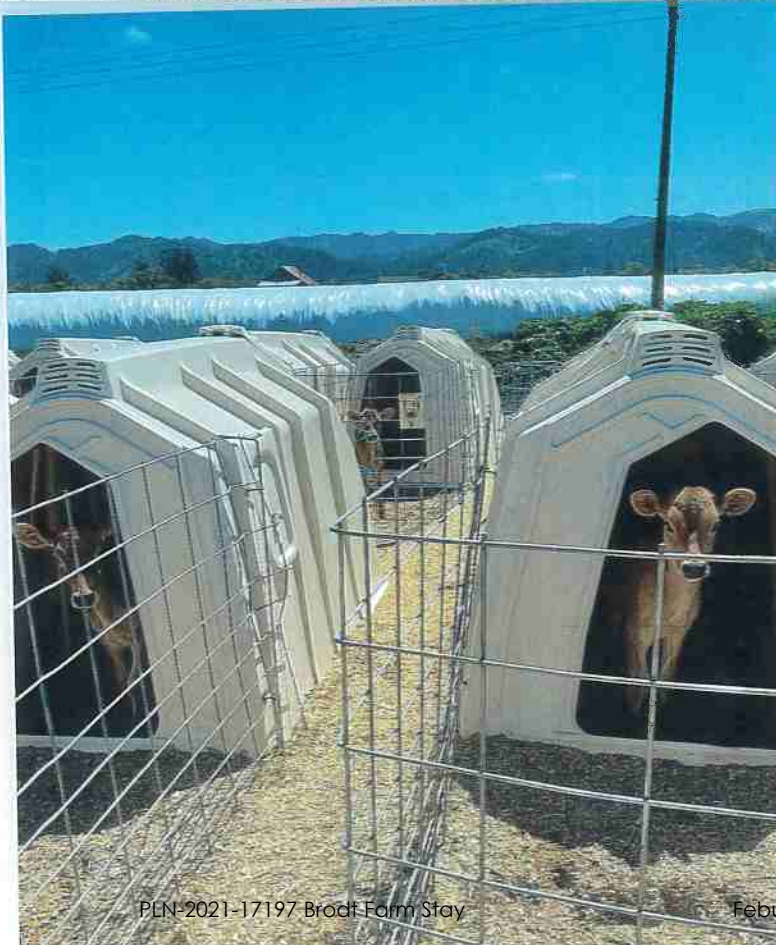


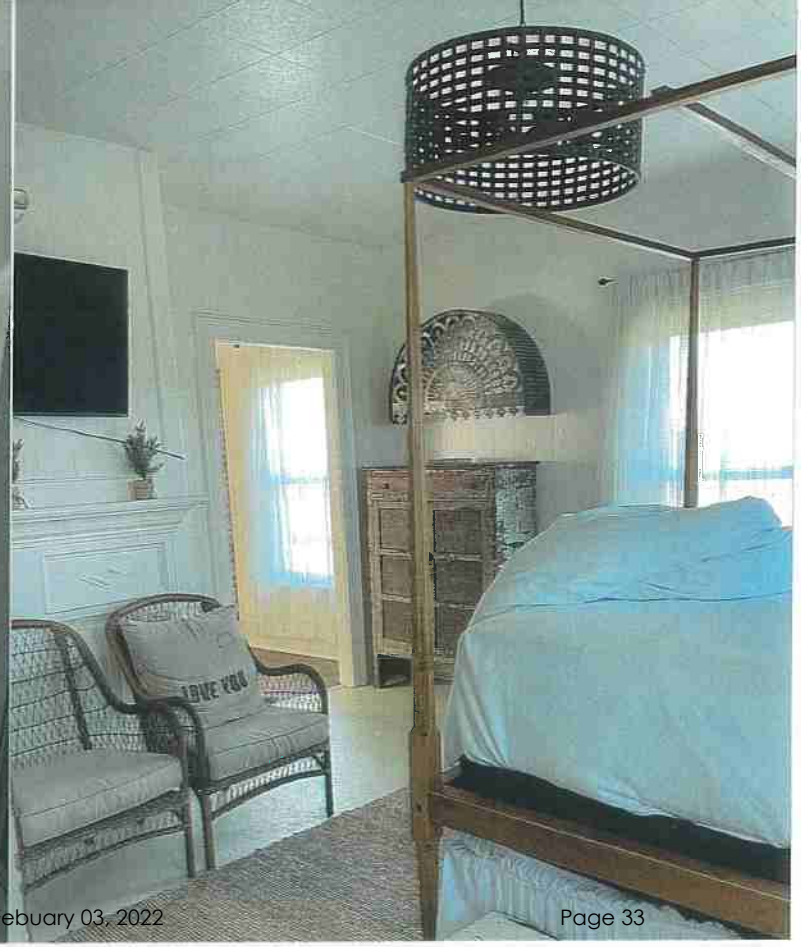
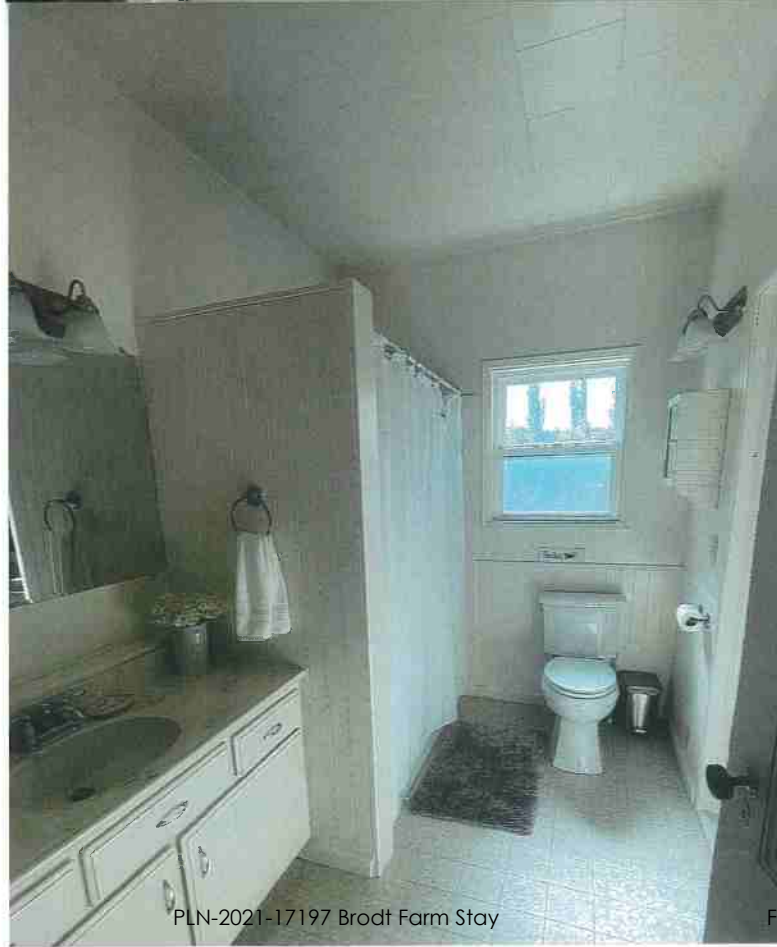




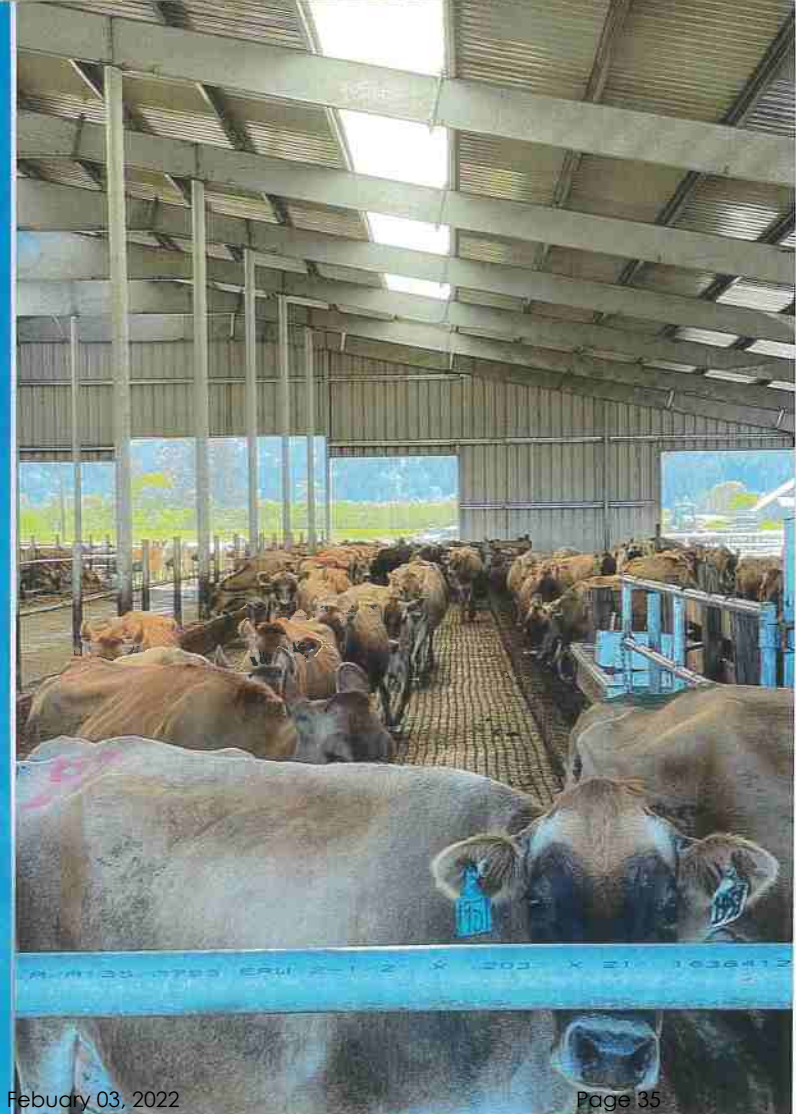
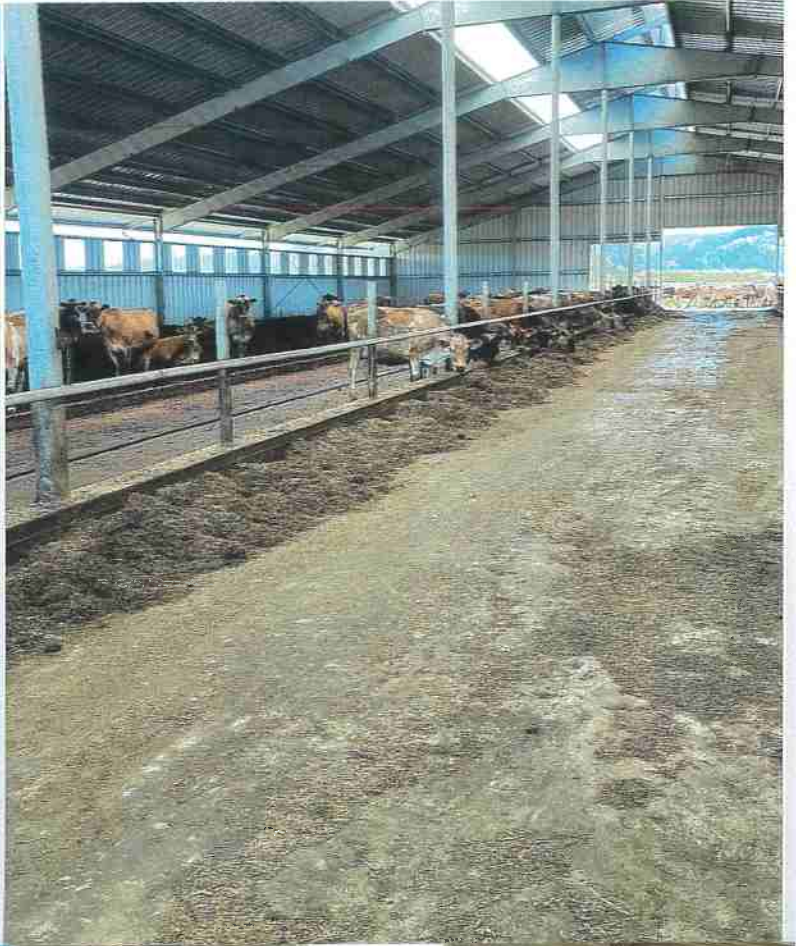


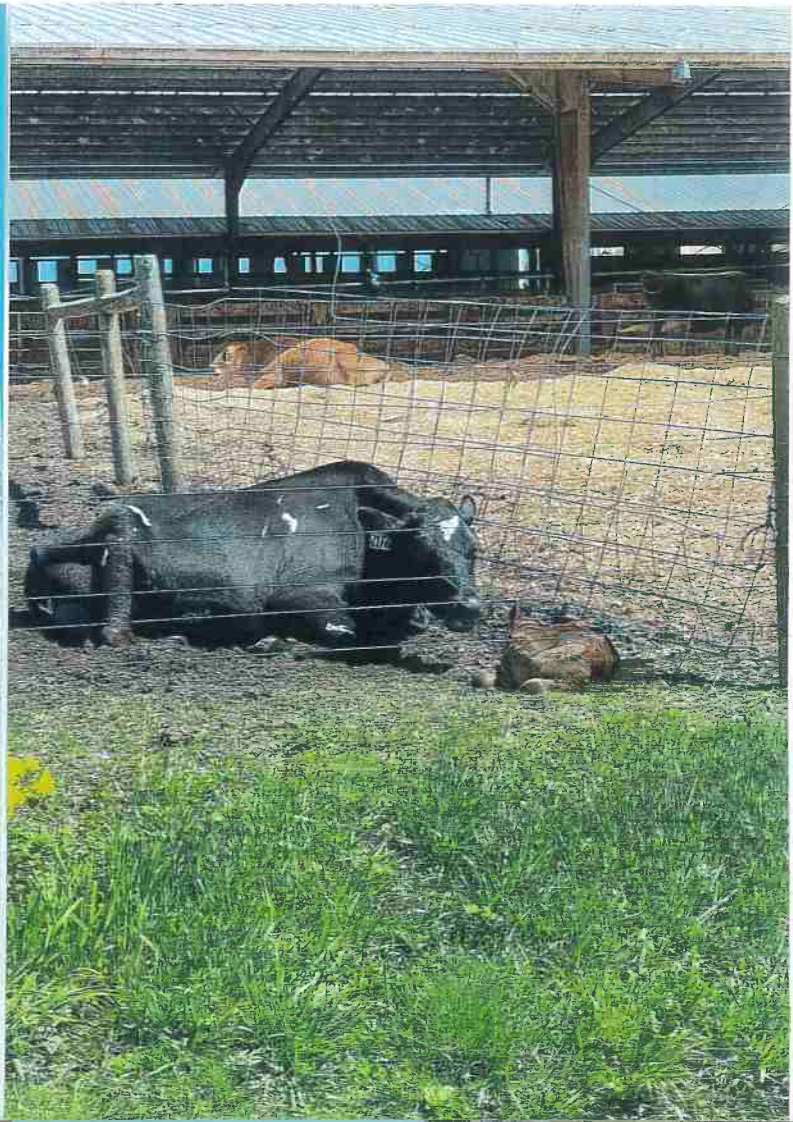


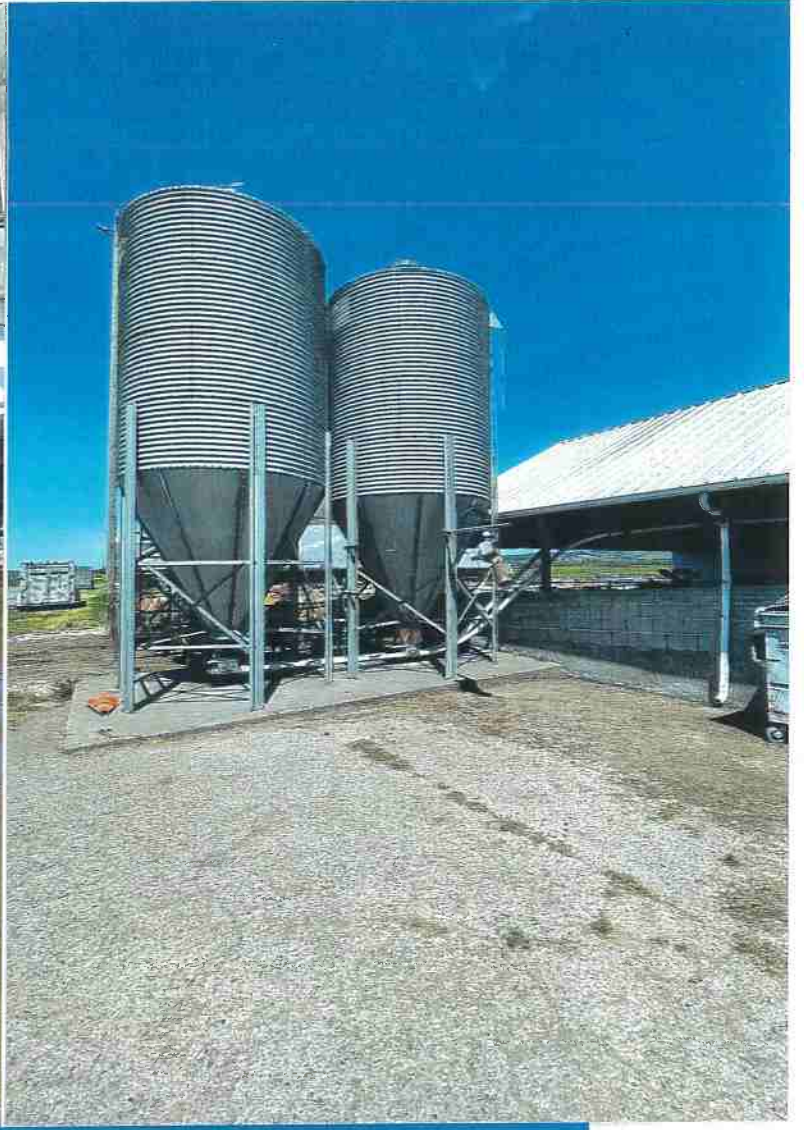




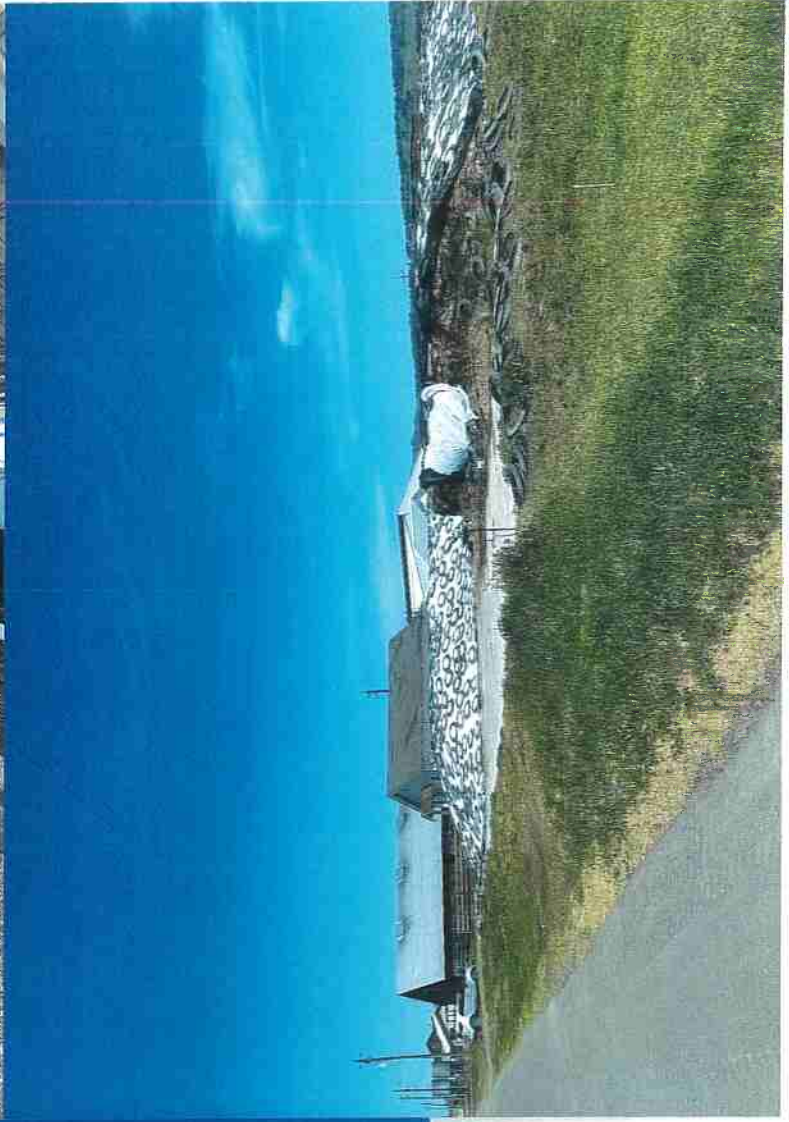


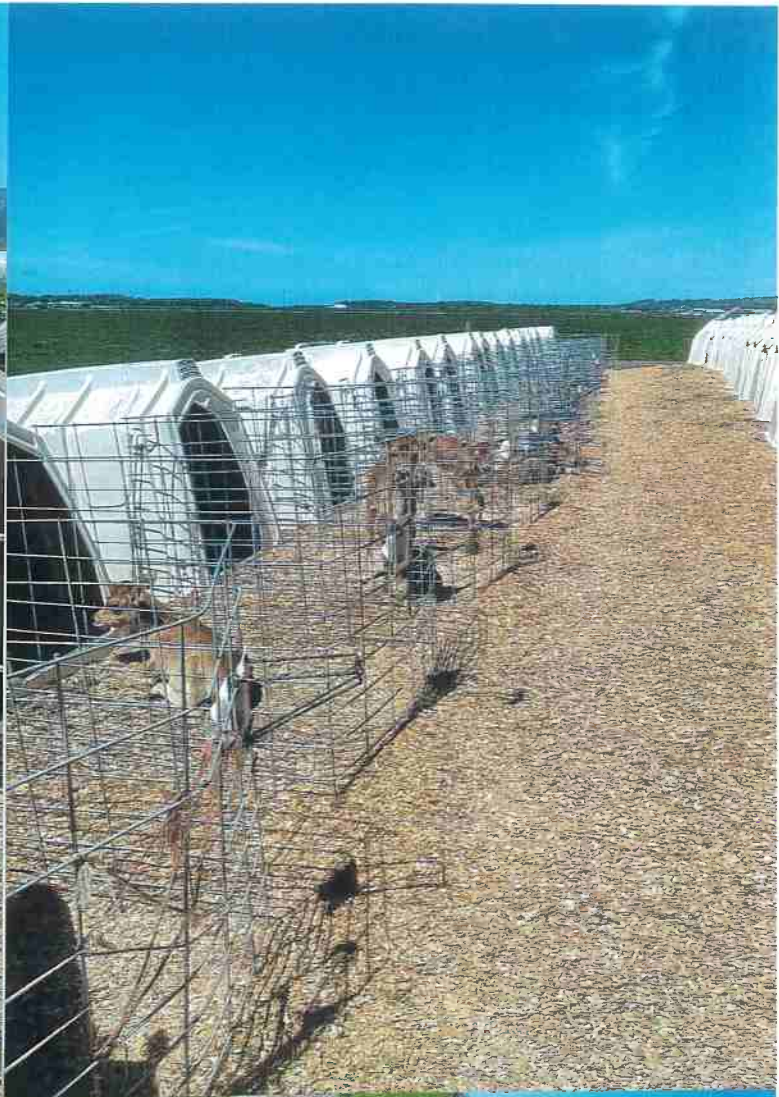


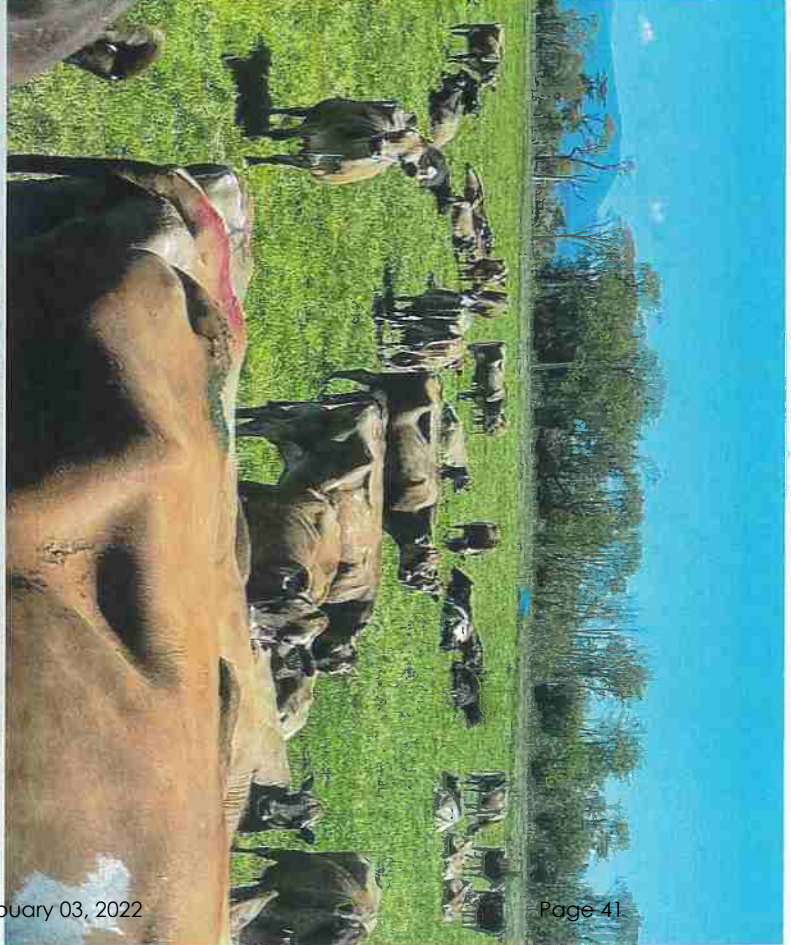
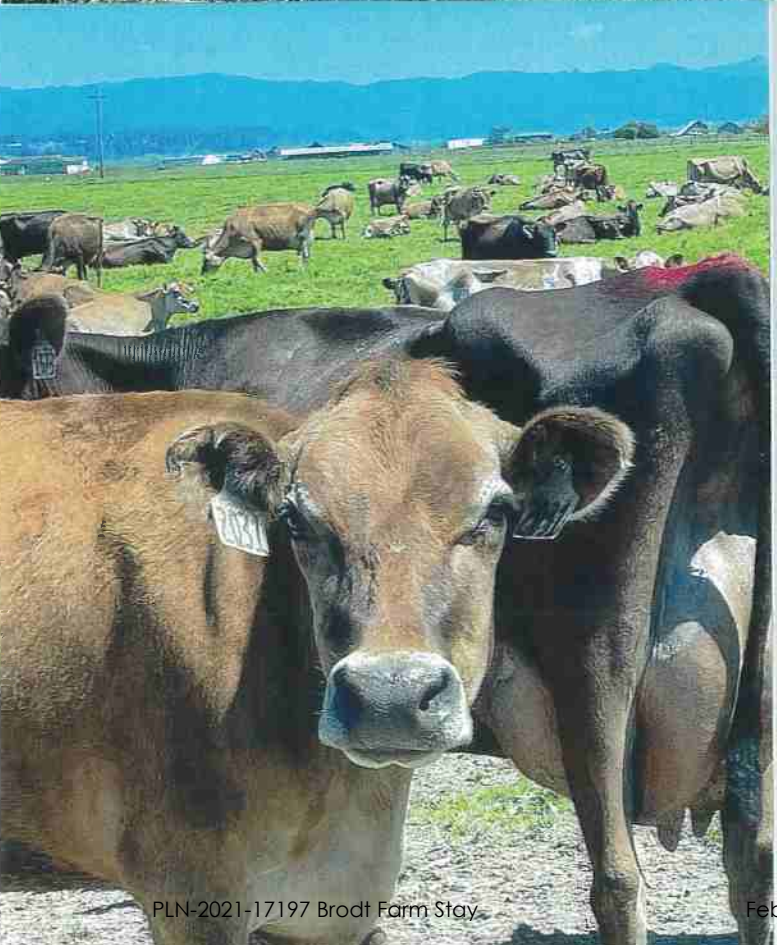
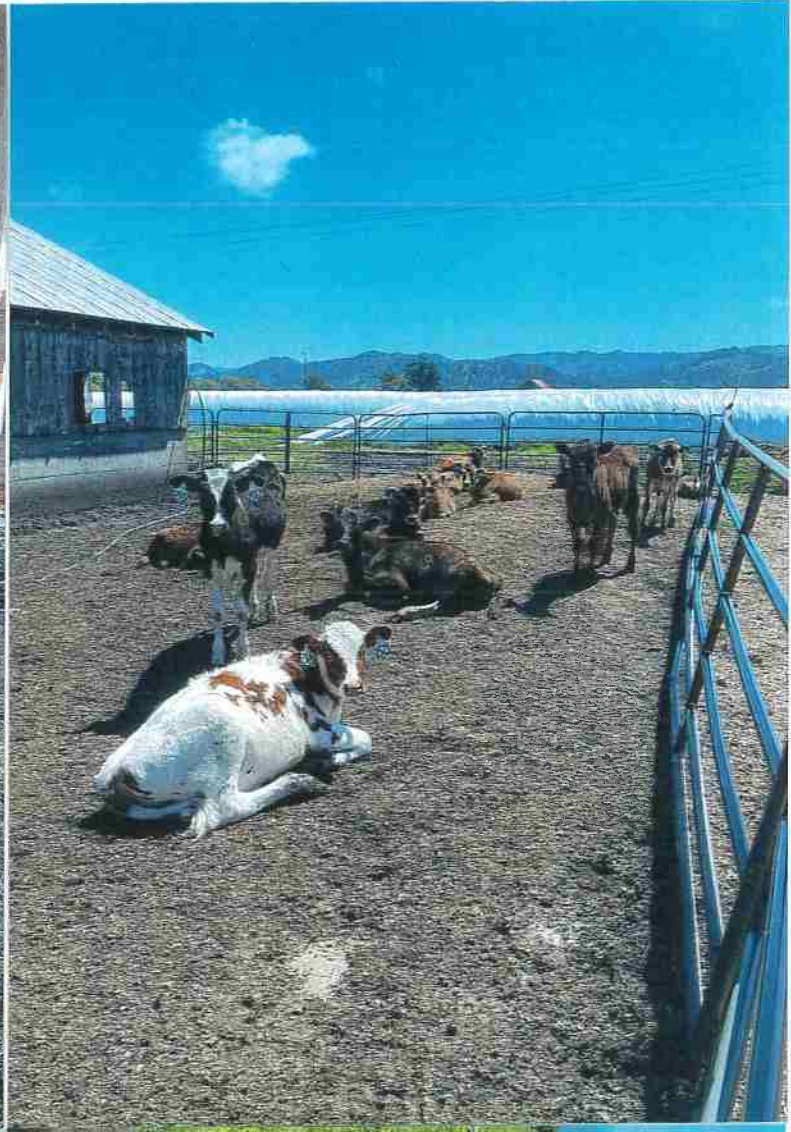














already permitted

AERIAL MAP

**PROPOSED BRODT RANCH
CONDITIONAL USE PERMIT &
SPECIAL PERMIT
FERNDALE AREA**

CDP-18-013/SP-18-111

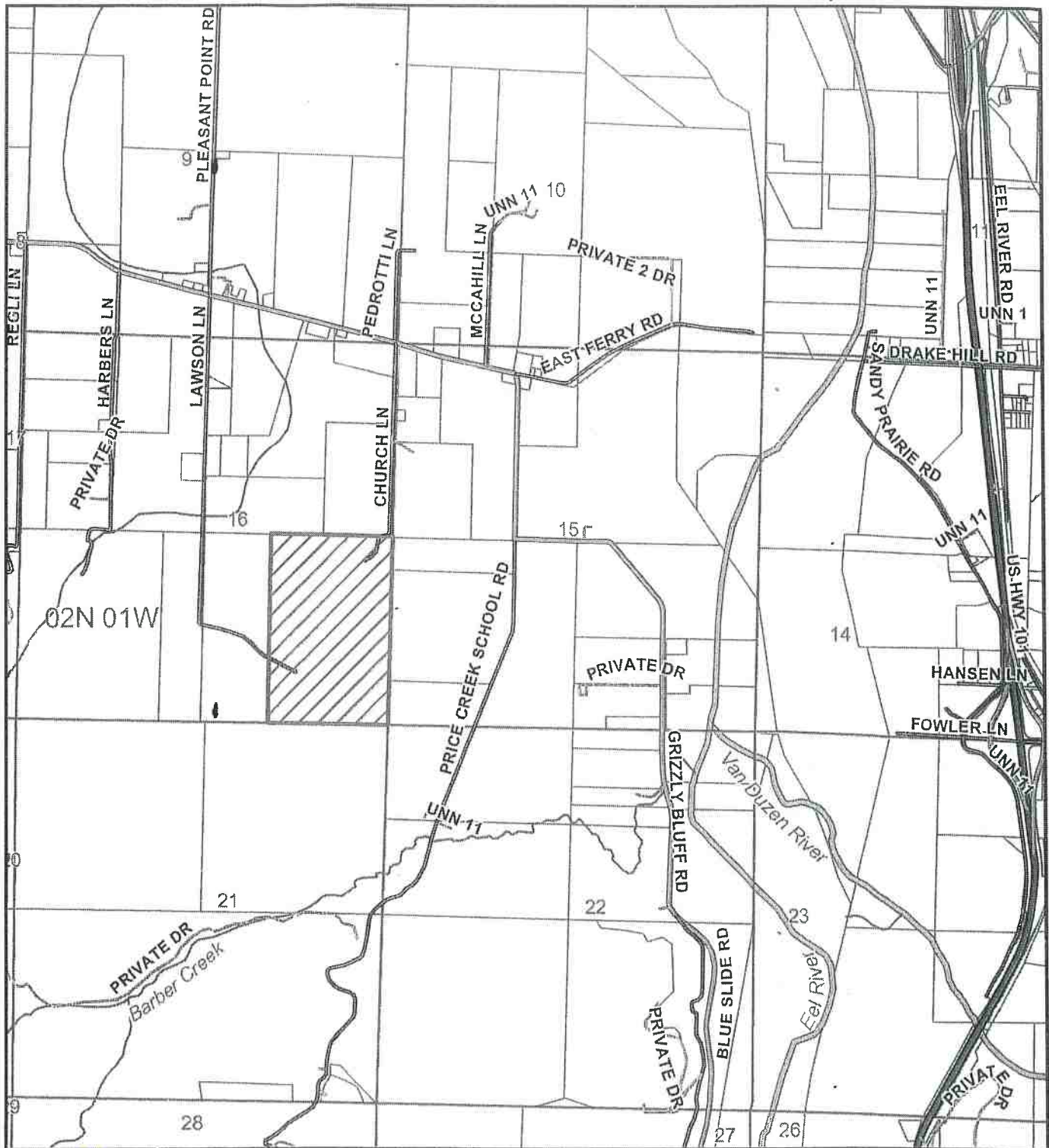
APN: 106-111-004

T02N R01W S16 HB&M (Fortuna)



Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



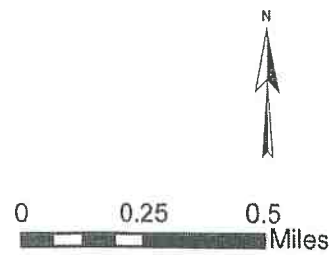
all ready permitted

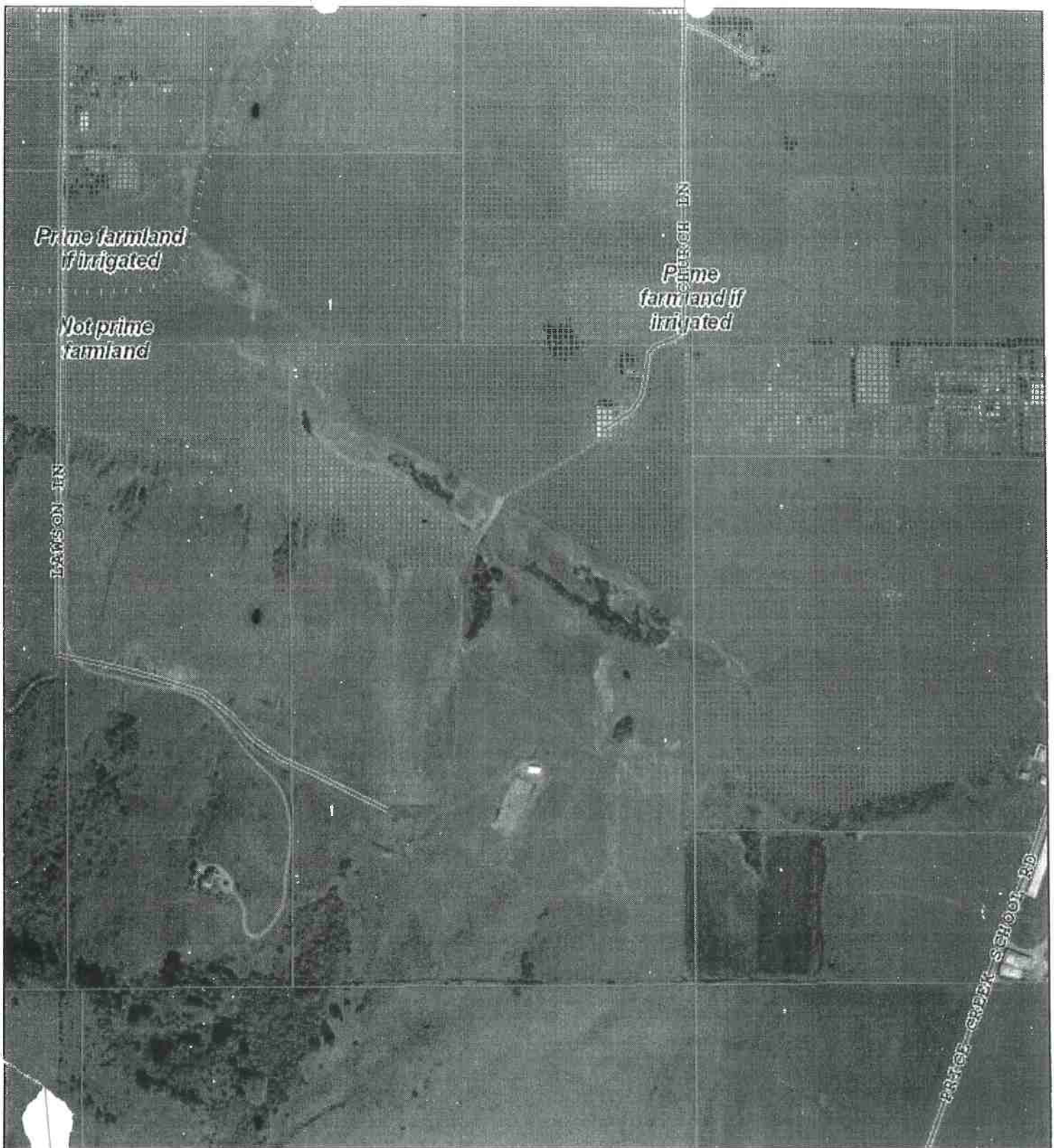
LOCATION MAP

**PROPOSED BRODT RANCH
CONDITIONAL USE PERMIT &
SPECIAL PERMIT
FERNDALE AREA
CDP-18-013/SP-18-111
APN: 106-111-004
T02N R01W S16 HB&M (Fortuna)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

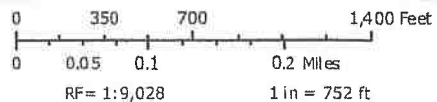




POD GIS Map

Humboldt County Planning and Building Department

- Highways and Roads
 - Private or Unclassified
 - Intermittent
 - Principal Arterials
 - Major River or Stream
 - Subsurface
 - Minor Arterials
 - Major Collectors
 - Minor Collectors
 - Local Roads
- Blue Line Streams
 - Perennial 1-3
- Parcels (Owners, no labels)
- City Boundary
- Counties



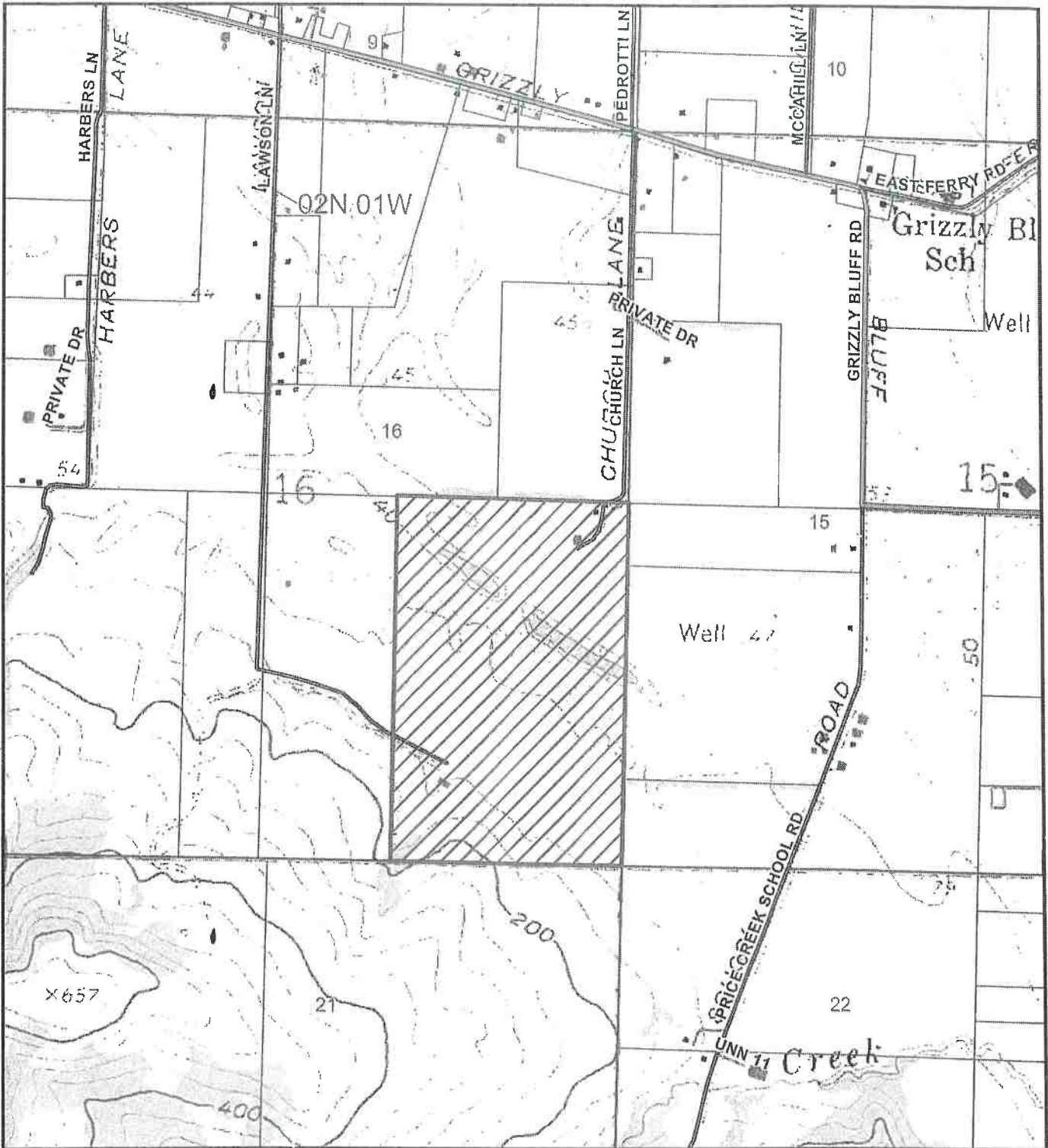
Printed: October 31, 2019

Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:

While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Source: Humboldt County GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, NRCS, NWI, CDFW, DHHS

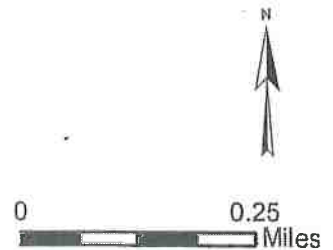


TOPO MAP

**PROPOSED BRODT RANCH
 CONDITIONAL USE PERMIT &
 SPECIAL PERMIT
 FERNDALE AREA
 CDP-18-013/SP-18-111
 APN: 106-111-004
 T02N R01W S16 HB&M (Fortuna)**

Project Area = 

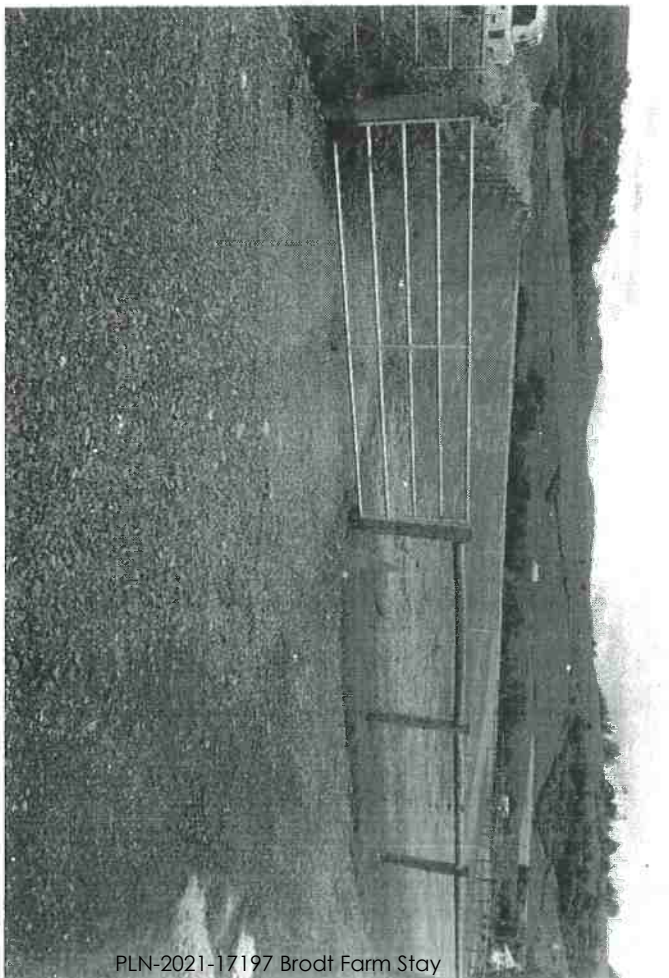
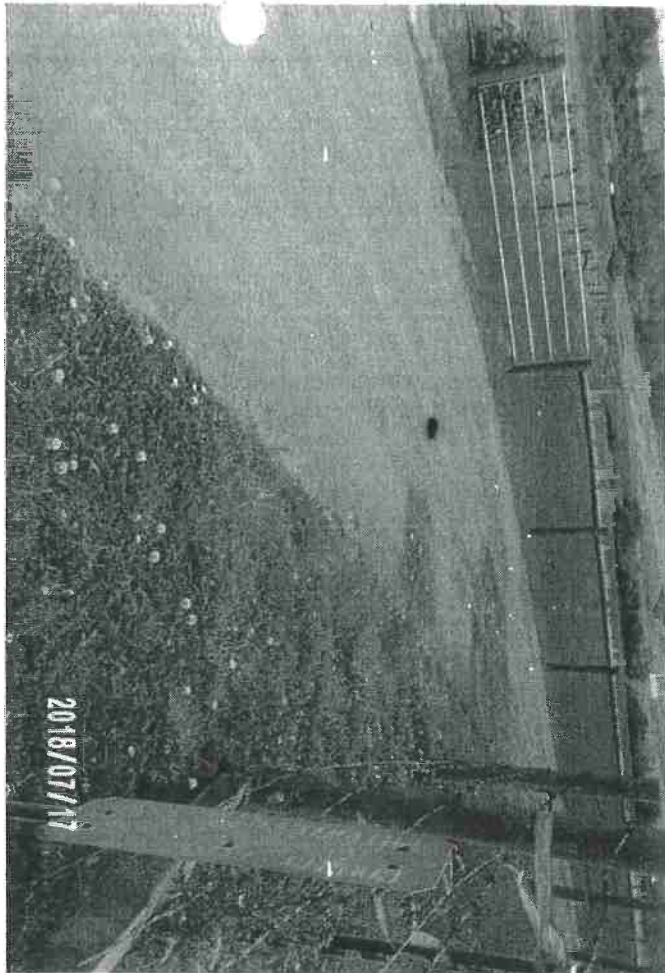
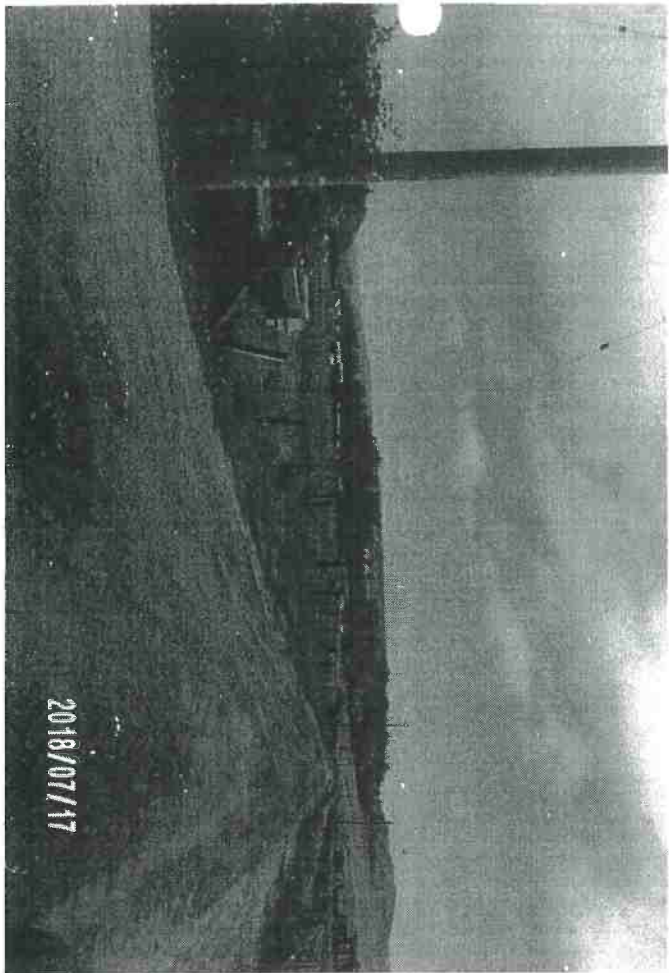
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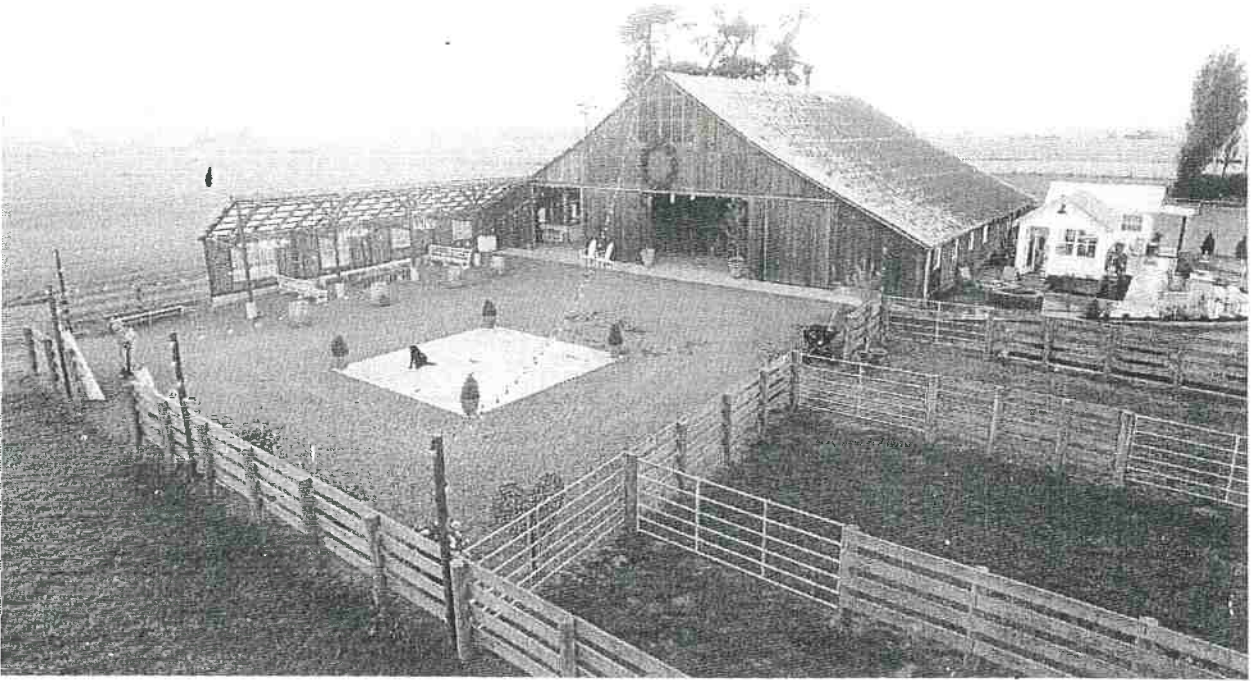




Remodeled Milkhouse and easier barn access to those in wheelchairs.

at the Bluff wedding permit





A picture of our venue looking at our wind break wall (pictured to the left),
Pictured to the right is our milk house and mobile kitchen on skids.



2065 Main St
 Fortuna, CA 95540
 707.725.4475
 License #: 199427

1341 Evergreen Rd.
 Redway, CA 95560
 707.923.2258

BILL TO: Merritt Brodt
Po Box 1113
Ferndale Ca

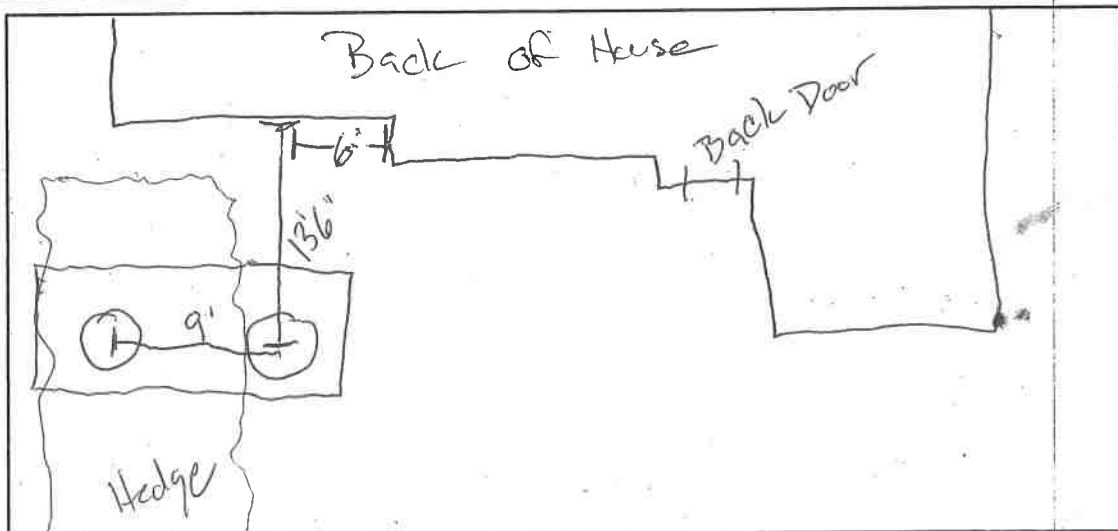
LOCATION: 530 Church Ln
Ferndale
 ORDERED BY: Merritt Brodt

SEPTIC INSPECTION REPORT

At the time of inspection:

1. Condition of the septic tanks lids: GOOD POOR BROKEN NONE
2. Are the baffles on the inlet and outlet YES NO Other: _____
3. Approximate size of the tank LxWxD 10x6x4 Gallons: 1800
4. The septic tank is made of: Concrete Wood Other: _____
5. Is the septic tank leaking? YES NO
6. Does the septic tank have leach lines? YES NO
7. Do the leach lines on the septic tank work? YES NO
8. Were the leach lines tested with water? YES NO
9. Depth of the septic tank in the ground: Ground level

Tank Location:



Pumped and inspected by: Ryan Redd

Date: 4/6/21



Environmental Health
 100 H Street, Suite 100, Eureka, CA 95501
 phone: (707) 445-6215 fax: (707) 441-5699

NON-STANDARD SYSTEM INSPECTION RECORD			
Date of Inspection: <u>1/6/21</u>	Owner or Renter Present <input type="radio"/> Yes <input checked="" type="radio"/> No Inspector Signature: <u>Brenda Macenzie</u>		
APN: _____ Site Address: <u>530 Church Ln</u> City/State/Zip <u>Ferndale</u> Owner(s): <u>Brian Merritt Brodt</u> Mailing Address: <u>PO Box 1113</u> Owner Phone: _____ City/State/Zip <u>Ferndale</u>			
No. of Bedrooms: <u>4</u> Current Occupancy: _____ System Type: <input type="radio"/> Mound <input checked="" type="radio"/> At Grade <input type="radio"/> Alternative Mound <input type="radio"/> Other <input type="radio"/> Pressure Dist <input type="radio"/> Sand Filter <input type="radio"/> Pump System			
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> Disposal Field Conditions: Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Very Moist <input type="radio"/> Yes <input checked="" type="radio"/> No Saturated/Failure <input type="radio"/> Yes <input checked="" type="radio"/> No Disposal Field Vegetation Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Reserve Disposal Field Undisturbed <input checked="" type="radio"/> Yes <input type="radio"/> No Incompatible Uses <input type="radio"/> Yes <input checked="" type="radio"/> No Soil Erosion or Drainage Problem <input type="radio"/> Yes <input checked="" type="radio"/> No </td> <td style="width: 50%; vertical-align: top; border: none;"> Date of Last Septic Tank Pumping: <u>1-10-19</u> Septic Tank Lids Accessible <input checked="" type="radio"/> Yes <input type="radio"/> No Date of Pump Chamber Maintenance: _____ Pump Chamber Lids Accessible <input type="radio"/> Yes <input type="radio"/> No Pump Floats Set Properly <input type="radio"/> Yes <input type="radio"/> No Pump Alarm Functioning <input type="radio"/> Yes <input type="radio"/> No Evidence of Water Intrusion <input type="radio"/> Yes <input type="radio"/> No Effluent Condition Acceptable <input type="radio"/> Yes <input type="radio"/> No </td> </tr> </table>		Disposal Field Conditions: Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Very Moist <input type="radio"/> Yes <input checked="" type="radio"/> No Saturated/Failure <input type="radio"/> Yes <input checked="" type="radio"/> No Disposal Field Vegetation Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Reserve Disposal Field Undisturbed <input checked="" type="radio"/> Yes <input type="radio"/> No Incompatible Uses <input type="radio"/> Yes <input checked="" type="radio"/> No Soil Erosion or Drainage Problem <input type="radio"/> Yes <input checked="" type="radio"/> No	Date of Last Septic Tank Pumping: <u>1-10-19</u> Septic Tank Lids Accessible <input checked="" type="radio"/> Yes <input type="radio"/> No Date of Pump Chamber Maintenance: _____ Pump Chamber Lids Accessible <input type="radio"/> Yes <input type="radio"/> No Pump Floats Set Properly <input type="radio"/> Yes <input type="radio"/> No Pump Alarm Functioning <input type="radio"/> Yes <input type="radio"/> No Evidence of Water Intrusion <input type="radio"/> Yes <input type="radio"/> No Effluent Condition Acceptable <input type="radio"/> Yes <input type="radio"/> No
Disposal Field Conditions: Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Very Moist <input type="radio"/> Yes <input checked="" type="radio"/> No Saturated/Failure <input type="radio"/> Yes <input checked="" type="radio"/> No Disposal Field Vegetation Acceptable <input checked="" type="radio"/> Yes <input type="radio"/> No Reserve Disposal Field Undisturbed <input checked="" type="radio"/> Yes <input type="radio"/> No Incompatible Uses <input type="radio"/> Yes <input checked="" type="radio"/> No Soil Erosion or Drainage Problem <input type="radio"/> Yes <input checked="" type="radio"/> No	Date of Last Septic Tank Pumping: <u>1-10-19</u> Septic Tank Lids Accessible <input checked="" type="radio"/> Yes <input type="radio"/> No Date of Pump Chamber Maintenance: _____ Pump Chamber Lids Accessible <input type="radio"/> Yes <input type="radio"/> No Pump Floats Set Properly <input type="radio"/> Yes <input type="radio"/> No Pump Alarm Functioning <input type="radio"/> Yes <input type="radio"/> No Evidence of Water Intrusion <input type="radio"/> Yes <input type="radio"/> No Effluent Condition Acceptable <input type="radio"/> Yes <input type="radio"/> No		
Rainfall Previous 30 days _____ Depth of Liquid from Disposal Field Surface _____ Observation Wells Present <input type="radio"/> Yes <input type="radio"/> No			
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> System Status: <input checked="" type="checkbox"/> No problems <input type="checkbox"/> Minor problems <input type="checkbox"/> Major problems <input type="checkbox"/> Marginal system <input type="checkbox"/> System failure Permit Expiration Date: _____ </td> <td style="width: 50%; vertical-align: top; border: none;"> Recommendations: <input type="checkbox"/> Check sludge layer/Pump septic tank <input type="checkbox"/> Clean effluent filter <input type="checkbox"/> Install effluent filter at septic tank outlet <input type="checkbox"/> Install risers over septic tank and/or pump chamber lids <input type="checkbox"/> Flush out solids from leachfield laterals <input type="checkbox"/> Install sweeps and caps at distal end of pressurized laterals <input type="checkbox"/> Install/replace irrigation cans over valves/end caps in leachfield <input type="checkbox"/> Plant shallow-rooted grasses or herbaceous plants over leachfield <input type="checkbox"/> Remove deep-rooted plants from leachfield </td> </tr> </table>		System Status: <input checked="" type="checkbox"/> No problems <input type="checkbox"/> Minor problems <input type="checkbox"/> Major problems <input type="checkbox"/> Marginal system <input type="checkbox"/> System failure Permit Expiration Date: _____	Recommendations: <input type="checkbox"/> Check sludge layer/Pump septic tank <input type="checkbox"/> Clean effluent filter <input type="checkbox"/> Install effluent filter at septic tank outlet <input type="checkbox"/> Install risers over septic tank and/or pump chamber lids <input type="checkbox"/> Flush out solids from leachfield laterals <input type="checkbox"/> Install sweeps and caps at distal end of pressurized laterals <input type="checkbox"/> Install/replace irrigation cans over valves/end caps in leachfield <input type="checkbox"/> Plant shallow-rooted grasses or herbaceous plants over leachfield <input type="checkbox"/> Remove deep-rooted plants from leachfield
System Status: <input checked="" type="checkbox"/> No problems <input type="checkbox"/> Minor problems <input type="checkbox"/> Major problems <input type="checkbox"/> Marginal system <input type="checkbox"/> System failure Permit Expiration Date: _____	Recommendations: <input type="checkbox"/> Check sludge layer/Pump septic tank <input type="checkbox"/> Clean effluent filter <input type="checkbox"/> Install effluent filter at septic tank outlet <input type="checkbox"/> Install risers over septic tank and/or pump chamber lids <input type="checkbox"/> Flush out solids from leachfield laterals <input type="checkbox"/> Install sweeps and caps at distal end of pressurized laterals <input type="checkbox"/> Install/replace irrigation cans over valves/end caps in leachfield <input type="checkbox"/> Plant shallow-rooted grasses or herbaceous plants over leachfield <input type="checkbox"/> Remove deep-rooted plants from leachfield		
Notes: _____ _____ _____ _____			

Attachment 3

Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File	Attached
County Building Inspection Division		None		
County P/W, Land Use Division	✓	Approval	✓	
Division of Environmental Health	✓	Conditional Approval	✓	
County Counsel		None		
CalFire	✓	Approval	✓	
California Coastal Commission		None		

Attachment 4

Conditions of Approval for PLN-2018-14105 Special Permit & Coastal Development Permit

REVISED - CONDITIONS OF APPROVAL*

***Conditions of approval as adopted by the Humboldt County Planning Commission at the meeting of June 4, 2020.**

Approval of the Special Permit and Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before work is initiated or during project implementation.

On-going Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. Events shall be conducted consistent with the approved project Operations Plan and Description and these conditions of approval. Changes to the project, except for Minor Deviations per Section 312-11.1 of the Humboldt County Zoning Regulations, shall require modification of this permit.
2. The County roadway shall be cleaned of any tracked mud, soil, and debris after each event.
3. **Dust suppression:** The applicant shall submit a dust mitigation plan subject to the approval of the Planning Director. The plan for controlling fugitive dust from event operations shall be specific and include an application schedule, type of suppressant applied, how it is applied, and discuss other methods for controlling dust such as controlling auto speed. The North Coast Air Quality Management District may be able to provide assistance and can be contacted at (707) 443-3093.
4. The applicant shall assure that vegetation adjacent to the roadway is maintained in a low, drivable condition during the duration of the event season, May through October. This maintenance may be coordinated with the other property owners using the roadway and, if necessary, the County Public Works Department.
5. The applicant shall follow the guidance in the referral comments from the Ferndale Fire Protection District and ensure that a traffic monitor is located at each of the turnouts on Church Lane, at the following intervals starting from the intersection of Grizzly Bluff Road: 660 feet, 1,320 feet, and 1,980 feet.
6. Traffic monitors shall be present at their location before the guests begin to arrive.
7. Traffic monitors shall ensure that all event traffic drives directly to the venue. No stopping and parking on the side of the road unless to pull over to allow oncoming autos or sizeable agricultural equipment to pass.
8. The applicant shall ensure that guests leaving the event do not stop or park on Church Lane unless it is to cede the right of way to emergency vehicles or large agriculture equipment.
9. The applicant shall place temporary speed limit signs in conspicuous locations (ex.: sturdy signs that can be affixed to the top of a fence pole) on both sides of the road along Church

Lane at the following intervals: at the entrance intersection of Church Lane and Grizzly Bluff Road, at 330 feet, at 990 feet, at 1,650 feet, and 2,310 feet.

10. Event guests driving on Church Lane shall not exceed the 10-mph speed limit. Traffic monitors auto traffic and remind drivers to obey the speed limit.
11. The applicant shall be responsible for proper off-site disposal of trash the cleanup of any litter created by each event. Containers for disposal of recyclable item shall be provided.
12. Any exterior lighting associated with an event use shall be directed so as not to extend beyond the boundaries of the parcel and shall be limited to actual event dates. Event lighting shall be turned off within 1-hour of the end of the event.
13. **Calendar:** The applicant shall provide to all interested neighbors, a calendar schedule of events for the season. The notice shall include a contact number for the event operator, the days and times of each special event, the expected number of guests, the days and times for set-up and clean up.
20. **Hours of operation:** Set up and cleanup of event site shall only occur on Fridays and Sundays from 12:00 p.m. to 6:00 p.m. For Saturday events, all guests must leave the event site by 11:00 p.m.
21. The use shall be conducted so as not to be detrimental to the public health, safety, or welfare, or a nuisance.
22. All uses and development on Assessor's Parcel Number (APN) 106-111-004, require permit. Prior to development for new uses and implementation of new uses, the applicant shall consult with the Planning Department.
23. **Unpermitted uses:** Vacation rentals are not a permitted use on this parcel. Use of the residence in a manner inconsistent with the zoning shall constitute a violation and shall be grounds for permit revocation of this use permit.

24. **Annual Monitoring Report:** The applicant shall submit an annual monitoring report to the Planning Division for the first three (3) years of operation and no later than October 31 of each year, once the use is initiated. The report shall document event conformance with the Plan of Operations & Traffic Management Plan, and the Conditions of Approval. The report shall contain:

- A log of any issues or complaints received and how the issue(s) were resolved.
- Number of guests
- Sound readings at north and east property lines
- Dust suppression schedule

A post-approval monitoring fee deposit may be required paid at time of report submittal. The purpose of this reporting requirement is to permit County staff and the applicant to review the adequacy of the operational restrictions, and, if appropriate, suggest ways to better address any neighborhood issues that may arise following a full season of operation. This duration of the reporting requirement may be reduced or extended at the discretion of the Planning Director. Should the report disclose substantial and repeated noncompliance with the terms and conditions of this permit, the Planning Director shall set the matter before the Planning Commission to determine if a recommendation for permit revocation is warranted.

25. The applicant is responsible for receiving all necessary permits and approvals from state and local agencies.

Informational Notes

This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except if temporary events have occurred before such anniversary date. The period within which the temporary use must commence may be extended, as provided by Section 312-11.3 of the Humboldt County Code.