



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Hearing Date: June 4, 2020
To: Humboldt County Planning Commission
From: John Ford, Director of the Planning and Building Department
Subject: **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

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Please contact Tricia Shortridge, Planner, at 268-3704, or by email at tshortridge@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 4, 2020	Special Permit and Coastal Development	Tricia Shortridge

Project: A Special Permit and Coastal Development permit application to establish a supplemental and temporary use to the existing agricultural operation involving a seasonal wedding and event venue under HCC §313-62. The proposed Operations Plan (attachment 4) notes that the season would commence on May 1 and end on October 31. For the first season (2020) applicant proposes up to 18 events. Starting in the 2021 season and after that, the applicant proposes up to 12 events. Events would occur on the weekend from 12:00 p.m. to 11:00 p.m. Amplified music would not reach 60 decibels at the property line and shall be turned down at 10:00 p.m. and not heard on neighboring properties. The applicant would provide portable toilet facilities and be responsible for disposing of trash after each event. The venue will allow up to 350 guests and 200 vehicles parked on-site. A Transportation Management Plan (attachment 4) addresses the temporary increase in traffic on Church Lane. The parcel is 104 acres in size, and the total area utilized for temporary events is approximately 4 acres. The parcel is developed with a single-family residence, a 5,400 square foot barn, and a retaining pond. The existing facilities would be used, and there are no permanent structures or alterations to the land proposed. The proposed project was determined to be exempt from environmental review pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Project Location: The project is located in Humboldt County, in the Ferndale area, at the terminus of Church Lane, approximately 0.5 miles south from the intersection of Grizzly Bluff Road and Church Lane, on the property known as 530 Church Lane.

Present Plan Designations: Agricultural Exclusive (AE), Eel River Area Plan (ERAP); Agriculture Grazing (AG), 2017 Humboldt County General Plan

Present Zoning: AE-60/F, R, T; U: Agriculture Exclusive-Minimum lot size 60-acres (AE-60)/Flood Hazard Area (F), Streams and Riparian Corridor Protection (R), Transitional Agricultural Lands (T), Agriculture Exclusive - minimum lot size 60-acres (AE-B-5(60)).

Application Number: 14105

Assessor's Parcel Number: 106-111-004

Applicant	Owner(s)	Agent
Brian and Merritt Brodt 4028 Grizzly Bluff Road Ferndale, CA 95536	Same as owner	None

Environmental Review: Categorically Exempt pursuant to Section 15301 (Existing Facilities), and 15304 (e) (Minor Alterations to Land) of the CEQA Guidelines.

Major Issues: Emergency Access, Number and Frequency of Events, Neighborhood Compatibility.

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

BRODT WEDDING & EVENTS
SPECIAL PERMIT AND COASTAL DEVELOPMENT PERMIT
Project No. PLN-2019-14105; APN 106-111-004

RECOMMENDED COMMISSION ACTION

1. Describe the application as part of the Consent Agenda;
2. Call for public testimony regarding the agenda item;
3. If no one requests discussion take the following action:

“Move to find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land), and make all of the required findings for approval of the Coastal Development Permit based on the evidence in the staff report, and adopt the Resolution approving the proposed Brodt Wedding & Events Special Permit and Coastal Development Permit subject to the recommended conditions of approval.”

Executive Summary: A Coastal Development Permit and Special Permit is required under HCC section 313-62.1, to hold temporary events in the Coastal Zone. Supplemental uses such as wedding or birthday party venues on land zoned AE has previously been supported by both the County and the Coastal Commission if the applicant demonstrates that the seasonal event venue will not be incompatible with the existing agricultural operations.

Temporary Use

The parcel is zoned Agricultural Exclusive (AE), and inside the Coastal Zone, Humboldt County Code Section 313-62.1 allows temporary uses with a Special Permit. The Operations Plan demonstrates that this activity will not conflict with the primary use of the property because 1) events are seasonal (May 1 through October 31); 2) the operation does not require the development of non-agriculture structures; 3) the intensity, size, number, and duration of events is limited; 4) the area utilized for event space is restored to the natural condition. For example, the parking area is aerated in November to ensure soils are not compacted. In the past, the Planning Division and the Coastal Commission had supported proposals to establish temporary event venues on AE zoned land with a finding of no substantial issue when the applicant demonstrated that the wedding venue is not incompatible with the existing agricultural operations or require the development of non-agricultural buildings. Such use is consistent with the guidance provided in the California Coastal Commission’s document dated September 29, 2017, titled “Supplemental Land Uses on Coastal Agricultural Lands.” This proposed event venue would not result in the conversion of agricultural land because the agriculture activities that occur within the area proposed to be utilized for events typically occur during the rainy months from the beginning of November to the end of April. These facilities are used as pasture to grow feed, store hay, silage, equipment, and house the livestock. During the dry season, the barn is empty, and the cows are out to pasture. The area could then be utilized for customary supplemental uses such as weddings, anniversaries, birthday parties, and other similar celebrations.

Project History

This project was initially scheduled on the agenda of the Zoning Administrator for November 14, 2019. Not until the hearing was Staff aware of neighbor concerns and that the applicant wanted to change the project description from twelve (12) events per season to eighteen (18) events per season. Due to the applicant’s requested change in the annual number of events and the issues brought up by neighbors, the hearing concluded with the decision to have this project heard at the Planning Commission. In the meantime, Staff has had the opportunity to work through the issues with the applicant, resulting in an Operations Plan and Traffic Management Plan that should address the issues which include: 1) potential event traffic conflicts with the agricultural operations on neighboring properties; 2) event-related traffic speed resulting in dust and unsafe conditions; and 3) potential event traffic conflicts with emergency vehicle access.

Church Lane Access

Concerned neighbors requested Staff to re-evaluate the width and condition of the road. Staff sent a referral to the Ferndale Fire Protection District Fire Prevention Bureau requesting that they conduct a site visit and provide their comments (attachment 3) as to whether Church Lane could accommodate the proposed event traffic. Conditions of Approval include Fire District recommendations for three turnouts along Church Lane. Also, the Planning Division and Department of Public Works conducted site visits. Church Lane is a public road approximately 2,640 feet in length, is straight and flat, with excellent visibility, and serves five (5) residences. Department of Public Works has explained that Church Lane is a thirty-two (32) foot wide public right of way with a paved and gravel driving surface that ranges from 14-16 feet in width. On each side of the driving surface, there is compact dirt and rock mixed with grass approximately 8 feet in width. During the dry season (May – October), these side areas can accommodate the weight of autos and trucks driving over it or using it as a turnout. This portion of the right-of-way stretches along most of the entire length of both sides of the road. The short stretch of the road that has a bit of a lower elevation than the driving surface could accommodate an auto to pull over in this area safely, if necessary. All the driveways along Church Lane are wide enough to accommodate a two or 3-point turnaround.

Neighbor Concerns:

Emergency response vehicles that are heavier and wider will not have adequate access to the five residences located along Church Lane because the width of the road is too narrow.

Resolution: Condition of approval no. 3 and 4 (attachment 1) require traffic monitors to be present at specific locations along Church Lane. They will direct event traffic to pull over if there is a need for emergency vehicles to have the right of way.

There will be a conflict of event traffic and use of the road by ranch/agriculture equipment.

Resolution: Condition of approval no. 9 requires traffic monitors to ensure traffic keeps moving and prohibits event traffic from parking on the shoulder of Church Lane. All parking occurs on the project site. There are three (3) designated turnouts, and there is ample area for autos to pull to the side of the road if large agricultural equipment needs the right of way. Event traffic would occur at a short duration of time and generally occur twice – before the beginning of an event, and at the end of the event.

Vehicles speeding, dust, and noise on Church Lane

Resolution: Condition of approval no. 6 and 7 requires the applicant to post in a conspicuous place (such as on a fence post) 10 mph speed limit signs on both sides of the road at designated intervals. Conditions of approval require that the applicants apply calcium chloride to the road as needed to keep dust at a minimum.

Attachment 5 includes the comments related to neighbor concerns listed above and letters commenting support of the project.

In addition, during the course of the applicant review process the Department became aware of a violation of the zoning regulations and the terms of a previously issued Coastal Development Permit regarding the occupancy of the farm house on the Brodt parcel as a vacation rental. Vacation rentals are not a permissible use on Agricultural Exclusive (AE) zoning. Residences in AE are to support agricultural operations and may be occupied only by the parents or children of the farm operator.

Resolution: The Department informed the applicant that this use is not permitted. The applicant has discontinued this use and have removed the listing from the website they were advertising on. The Department considers this matter to be resolved.

Staff Recommendation: Following a site inspection, a review of Planning Division reference sources, and a review of comments from all referral agencies, the Planning staff believes that the applicant has provided

evidence to support all of the required findings for approving the Special Permit and Coastal Development Permit.

Alternatives: Three (3) alternatives may be considered: 1) The Planning Commission could elect to approve the project based on the required findings; 2) The Planning Commission could elect to add or delete conditions of approval or; 3) the Planning Commission could deny approval of the requested permits if 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 20-
Case Number PLN-2018-14105
Assessor's Parcel Number 106-111-004**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Brodt Weddings & Events Special Permit and Coastal Development Permit

WHEREAS, Merritt Brodt submitted an application and evidence in support of approving a Special Permit and Coastal Development Permit to utilize a portion of her dairy ranch as a seasonal wedding and event venue that is considered a temporary and supplemental to the agricultural use of APN 106-111-004.

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 project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities), and 15304 (e) (Minor Alterations to Land) of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Special Permit and Coastal Development Permit (Case No. PLN-2018-14105); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on June 4, 2020.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission finds that the application is Categorical Exempt pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land) of the CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2018-14105 support approval based on the submitted evidence; and
3. The Special Permit and Coastal Development Permit applied for as Case Number PLN-2018-14105 is approved as conditioned in Attachment 1.

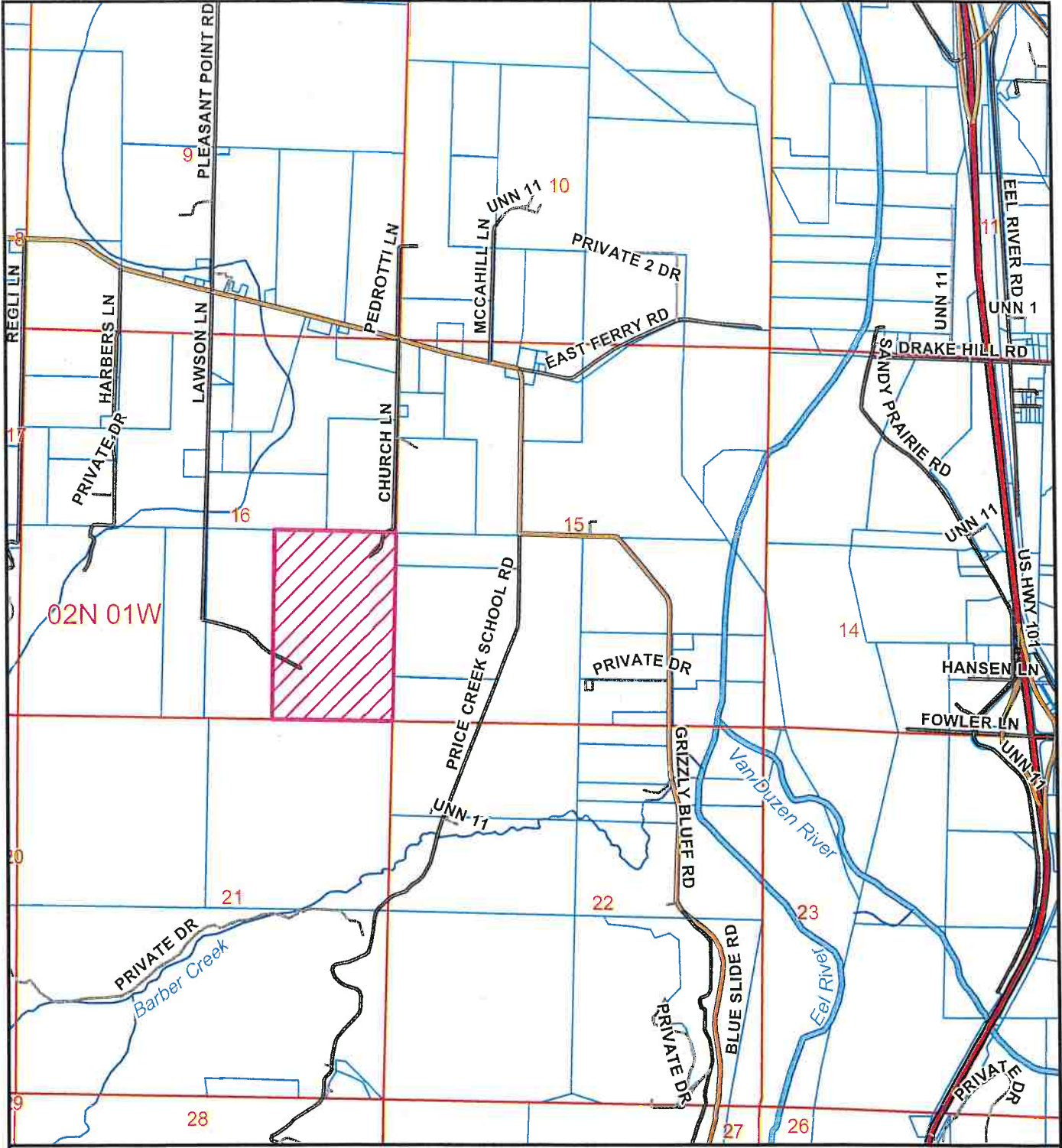
Adopted after review and consideration of all the evidence on June 4, 2020.

The motion was made by Commissioner and seconded by Commissioner.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

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 entitled matter by the Planning Commission at the meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department

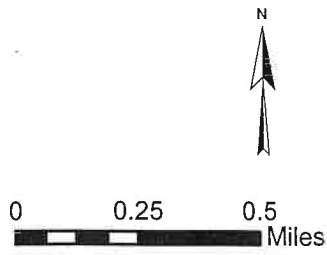


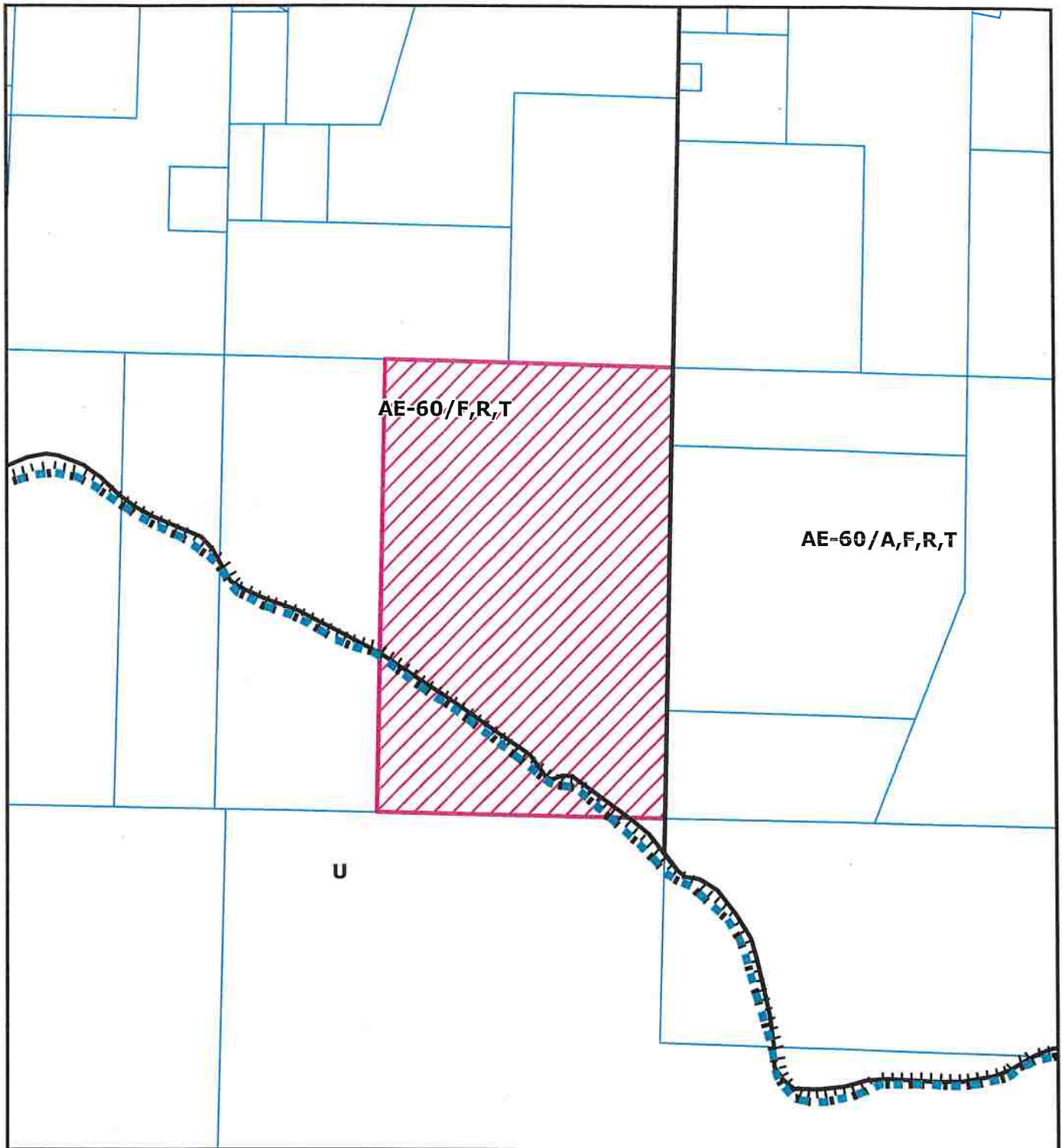
LOCATION MAP

**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.





ZONING 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 = 

Coastal Zone Boundary 

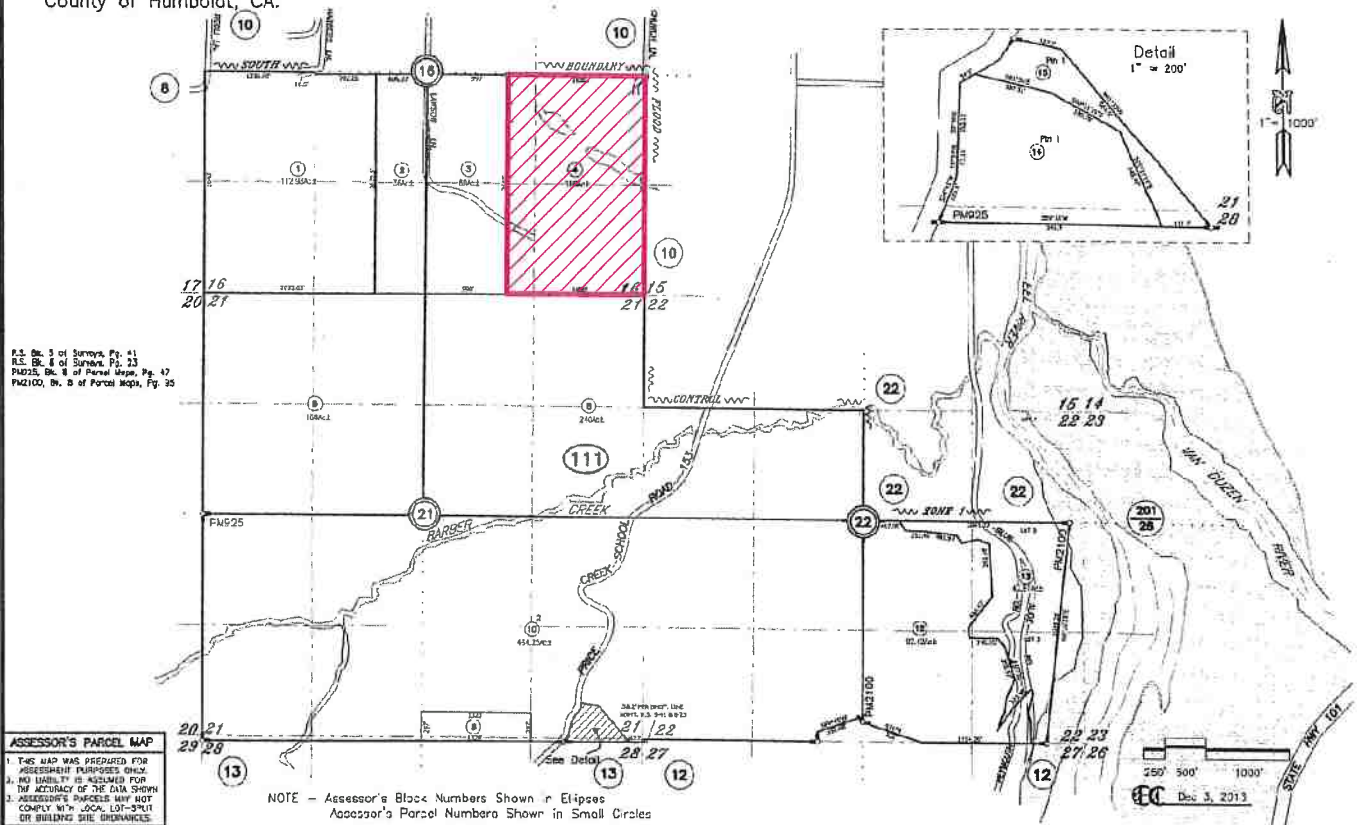
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Assessor's Map Bk. 106, Pg. 11
County of Humboldt, CA.

POR SECS 16, 21 & 22, T2N R1W, H B & M

106-11

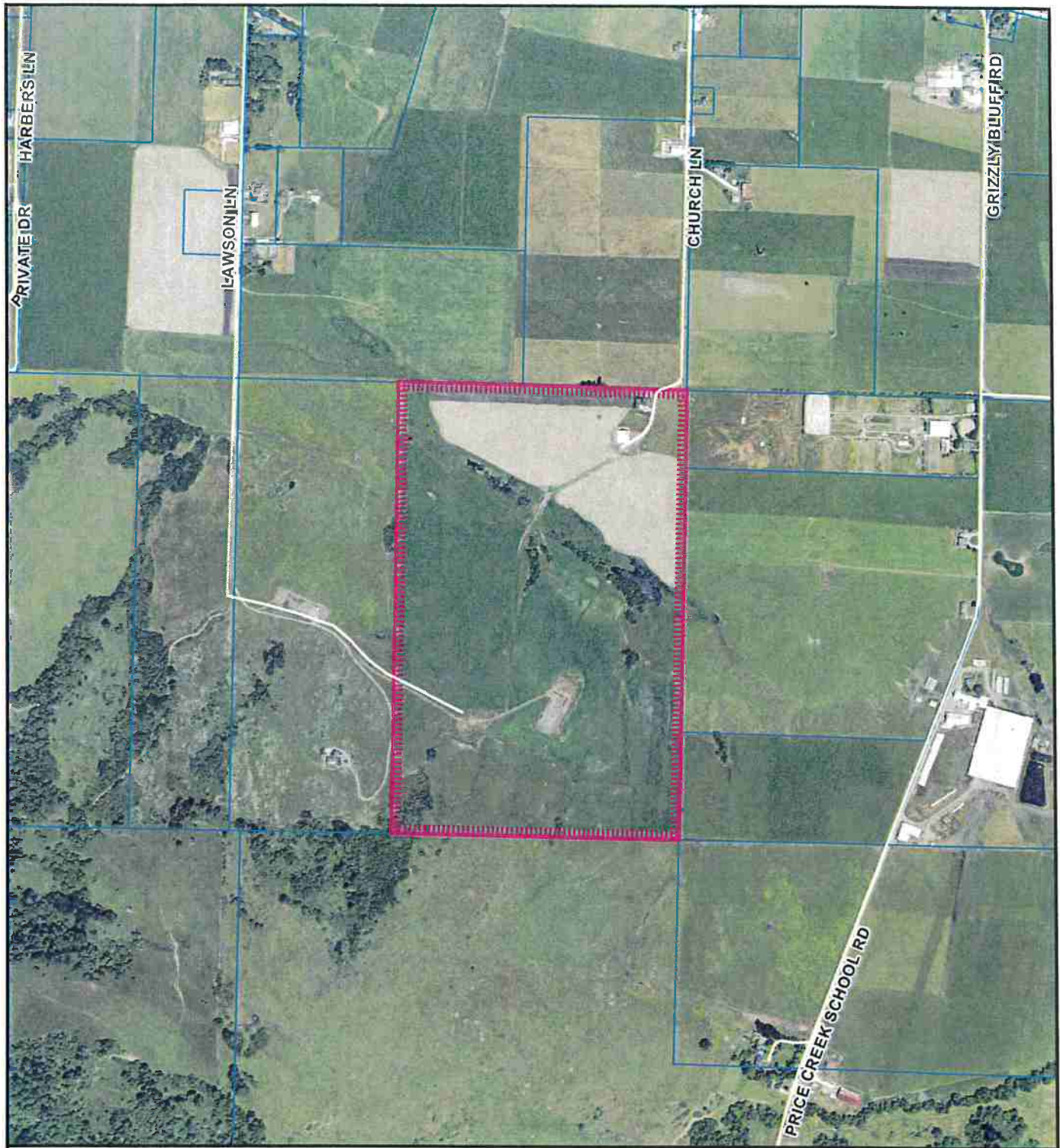


ASSESSOR PARCEL MAP
PROPOSED BRODT RANCH
CONDITIONAL USE PERMIT &
SPECIAL PERMIT
FERNDALE AREA
CDP-18-013/SP-18-111
APN: 106-111-004
T02N R01W S16 HB&M (Fortuna)

Project Area = 

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MAP NOT TO SCALE



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)**

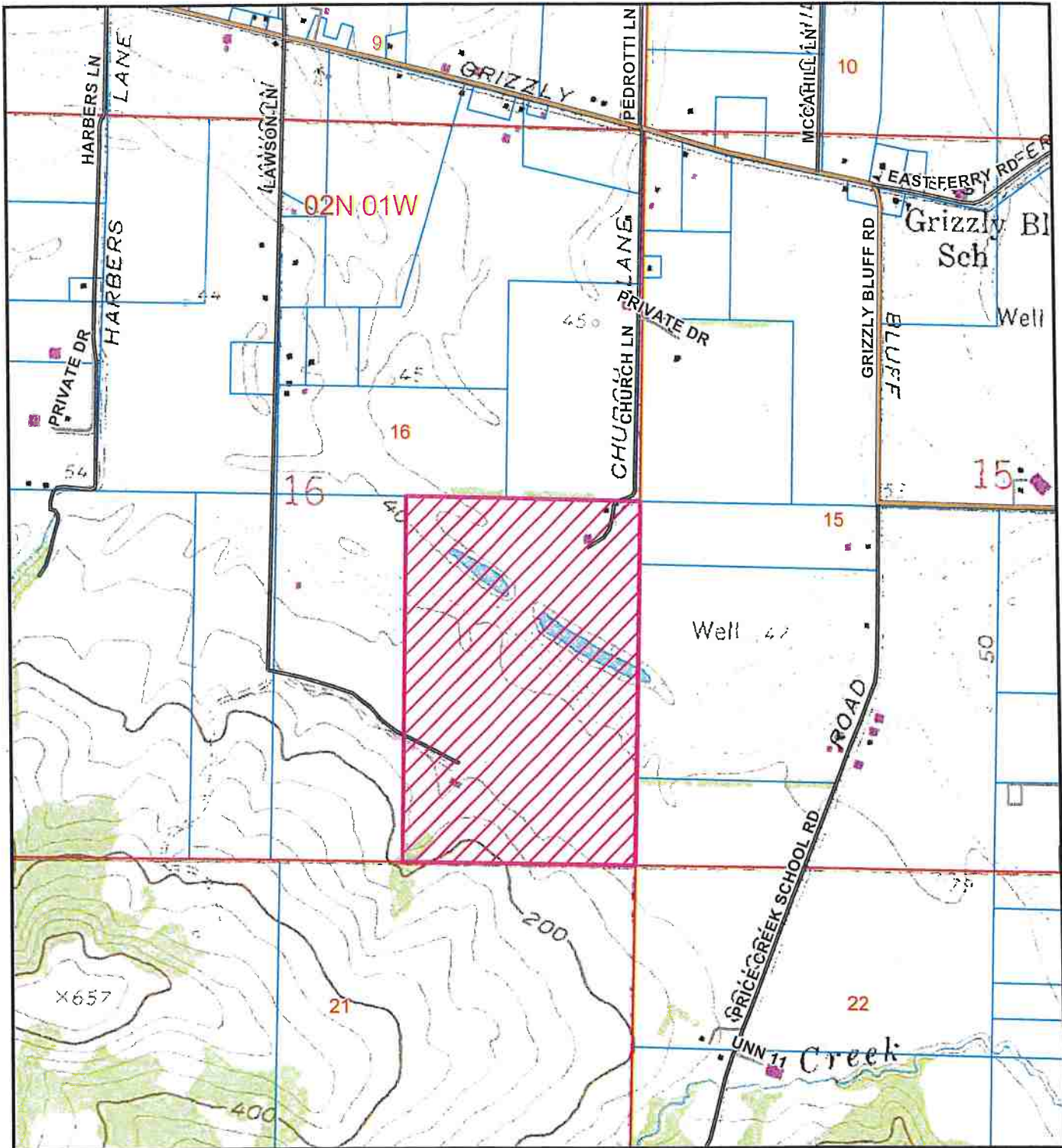
Project Area = 

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.



0 500 1,000
 Feet





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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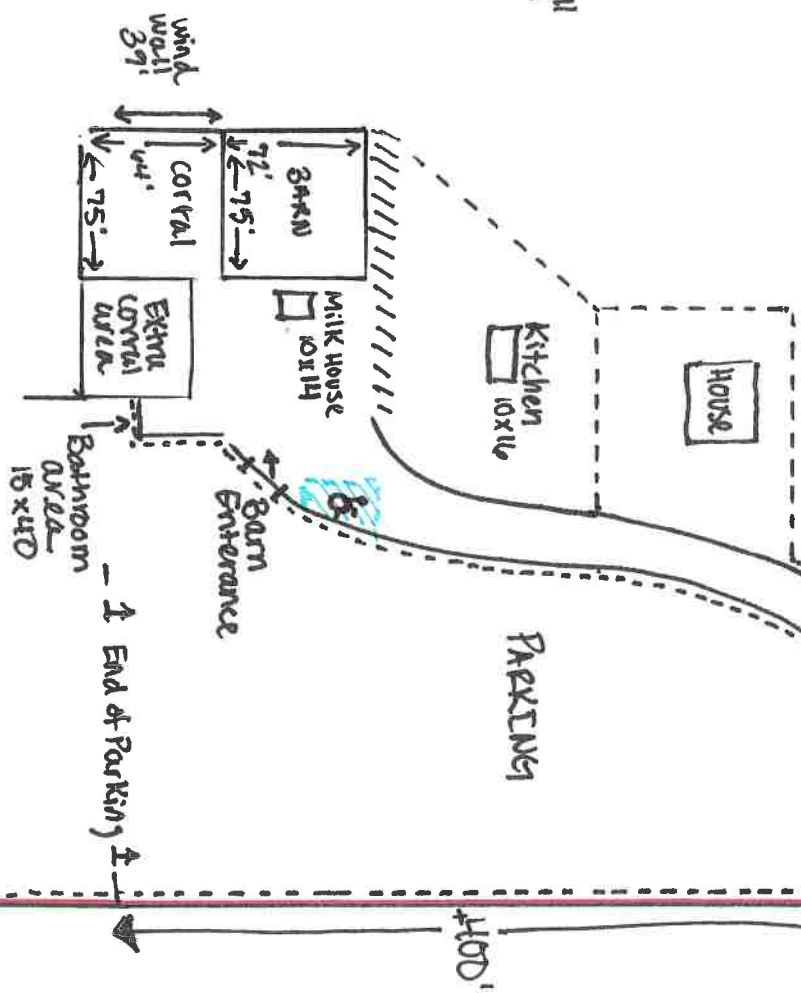




Trees

Farmland

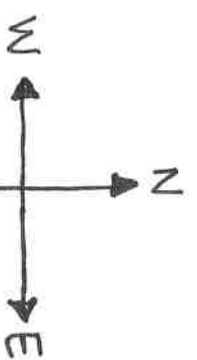
Well



Farmland

530 Church Ln.
 Farndale CA
 106-111-004

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



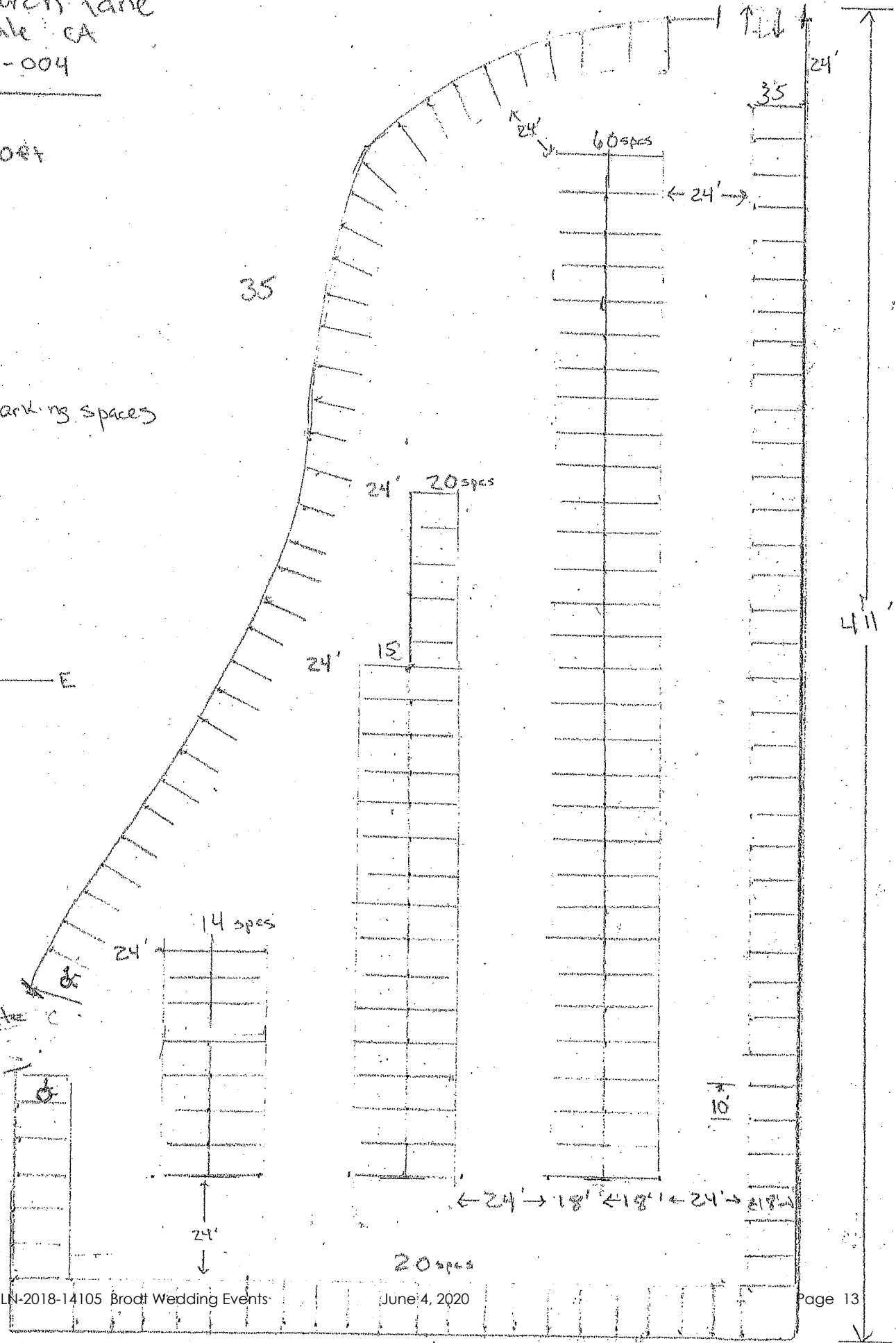
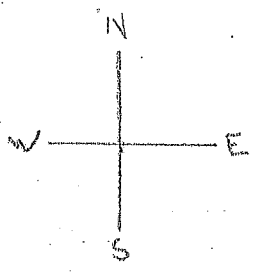
See

530 Church Lane
Ferdale CA
106-111-004

new Entrance/Exit
24' Gate

1/4 inch = 10ft

205 parking spaces



**ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL**

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. 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.
4. 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.
5. Traffic monitors shall be present at their location before the guests begin to arrive.
6. 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.
7. 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.
8. 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.
9. Event guests driving on Church Lane shall not exceed the 10 mph speed limit. Traffic monitors shall observe the speed of auto traffic and remind drivers to obey the speed limit.
10. During the 2020 event season (between May 1 and October 31), the total number of events allowed shall not exceed eighteen (18) events total and no more than four (4) events per month.
11. During the 2021 event season (between May 1 and October 31) and subsequent years thereafter, the total number of events allowed shall not exceed twelve (12) events total and no more than four (4) events per month.
12. All parking must be located on the project site.
13. The parking area shall be aerated in November to ensure soils are not compacted.
14. No permanent signs advertising the site or event are authorized by this permit. Temporary signs to direct guests to the venue shall not exceed 2 ft by 2 ft in size and shall be placed and removed within one (1) day of the event. The location of any off-site signs shall be subject to the prior approval of the Planning Director under Section 313-87.3.2.5 of the Zoning Regulations.

15. All amplified music and speakers shall be directed inward from property lines. 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 hand held meter approved by the Planning Division shall be taken during each event with amplified music and the results and measures taken by the event operator to meet this standard, if applicable, shall be part of the Annual Monitoring Report. The volume shall be turned down promptly at 10:00 p.m. to ensure the preservation of total quiet on neighboring properties.
16. 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.
17. 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.
18. The applicant shall provide 72-hours advance notice of an event either verbally or in writing to neighbors along Church Lane. If requested by neighbors, the applicant shall provide a calendar schedule of events for the season. The notice shall include a contact number for the event operator.
19. The use shall be conducted so as not to be detrimental to the public health, safety, or welfare, or a nuisance.
20. **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 complaints received and how the issue(s) were resolved. A post-approval monitoring fee deposit shall be 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.
21. The applicant is responsible for receiving all necessary permits and approvals from state and local agencies.

Informational Notes

1. 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.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The Coastal Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Special Permit and Coastal Development Permit:

1. The proposed development is in conformance with the Eel River Area Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. 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;
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; and
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to the approval of any development, which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared, and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. **Area Plan Consistency:** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Eel River Area Plan (ERAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use §5.3 (AE) Agricultural Exclusive (ERAP)</p> <p>3.34 Agriculture</p>	<p>The specific designations for Agricultural Exclusive in the Eel River Area Plan reflect the existing land uses in the area. Agricultural Exclusive is intended for prime and non-prime agricultural lands for long-term productive agricultural use.</p> <p>Non-agricultural development must not impair agricultural viability or diminish the productivity of prime agricultural lands.</p>	<p>The wedding/event use is a type of quasi-public assembly / quasi-private recreation activity that is nonconflicting with general agricultural uses and which benefits from the agricultural setting. The wedding/event venue is nonconflicting in that it does not require the development of non-agricultural buildings or improvements. An approved Plan of Operations with Conditions of Approval place limits on the number, size, and duration of events, 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 will be maintained because the parking area will be aerated in November to ensure soils are not compacted.</p>
<p>Geologic ERAP 3.39</p>	<p>New construction shall be built to protect occupants from geologic hazards.</p>	<p>The property is in an area of low slope instability.</p>
<p>Flood Hazards ERAP 3.39</p>	<p>All new development shall conform with the County Flood Insurance Program.</p>	<p>According to the 2017 FEMA Flood Zone map, the area where the proposed event venue would be located is within a 500-year flood zone.</p>
<p>Environmentally Sensitive Habitat ERAP 3.41</p>	<p>Designated sensitive habitats and natural resources shall be protected.</p>	<p>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 except for possibly a concrete ADA parking space, with no permanent structures.</p>

<p>Biological Resources §3.4 (ERAP)</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p>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 about 450 feet south. 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 are anticipated.</p>
<p>Archaeological Resources ERAP 3.29</p>	<p>Cultural and paleontological resources shall be protected.</p>	<p>The project was referred to Northwest Information Center (NWIC). NWIC found no records of cultural resources on the property and deferred the final comments to Bear River. The final recommendation of the Bear River THPO was to include the Inadvertent Discovery Protocol as a condition of approval.</p>
<p>Visual Resource Protection ERAP 3.42</p>	<p>New development shall protect special communities that have unique visual characteristics.</p>	<p>The parcel is not in a Coastal View area, nor a Coastal Scenic area. No new structures are proposed. The land will remain in agricultural use.</p>

2. Zoning Compliance, and 3. Development Standards: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations

Code Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§313-7.1 Agriculture Exclusive-60 acre minimum lot size (AE-60)	The AE Zone principally permits general agriculture and single-family residential. Temporary supplemental uses are allowed in the AE Zone with a Special Use Permit. Density: 60-acre minimum parcel size	The approximately 122-acre site contains an existing single-family dwelling and a milking barn where the seasonal events would be held. The area proposed for temporary events is approximately 3-4 acres total (3 percent of land area). Existing facilities would be utilized on a seasonal and temporary basis. There is no permanent development proposed, and the portions of the parcel that do not contain development are being used for agriculture.
Min. Lot Size	60 acres	N/A no subdivision is proposed.
Min. Lot Width	As determined during subdivision review and approval	N/A no subdivision is proposed.
Yard Setbacks	Front - 20'; Sides – 30'; and Rear – 30'	Complies. No new development is proposed.
Max. Lot Coverage	None specified	Complies
Max. Bldg. Height	None specified	Complies
§ 313-125 Wetland Buffer Areas	Ensure that development permitted in lands adjacent to coastal wetlands will not degrade the wetland and detract from its natural resource value and without significant impact.	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.

Combining Zones		
§313-21.1 F: Flood Hazard Areas	To minimize public and private losses due to flood and tsunami conditions in some regions of the County.	The associated Flood Insurance Rate Map (FIRM, Panel Number 06023C1220F) places the proposed event site on the parcel in 500 Year Flood Zone X (areas to be determined to be outside the 0.2% annual chance floodplain). The parcel is located outside a tsunami evacuation zone.
§313-33.1 R: Stream and Riparian Corridors Protection	To provide for the maintenance, enhancement, and, where feasible, restoration of water resources by restricting development, and by minimizing adverse effects of run-of, interference with surface water flow, and alterations of natural streams, and by protecting riparian habitats.	The project involves seasonal events that are temporary 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.
§313-35.1 T: Transitional Agriculture Lands	To permit agricultural use as a principal permitted use while providing that development in T lands is conducted in such a manner as to maintain long-term wetland habitat values and minimize short-term habitat degradation within these ESHA.	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.

4. Public Health, Safety and Welfare; and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the vicinity and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.	<p>All reviewing agencies have either not commented or recommended approval of the proposed project.</p> <p>The applicant has developed an Operations Plan and Traffic Management Plan to ensure the event maintains adequate emergency vehicle access, minimizes conflicts with agricultural equipment use of Church Lane, and conducts the events in a manner compatible with the neighborhood by requiring event users to adhere to a 10 MPH speed limit, use dust calcium chloride for dust suppression, limiting the number and frequency of events, controlling the hours for use of amplified music and setting maximum noise levels at property boundaries, providing 72 hours of advanced notice to the neighborhood and providing a contact number for the event operator should an issue requiring their attention arise.</p> <p>The event operators will prepare and deliver an Annual Monitoring Report documenting compliance with the terms and conditions of the permit by October 31 of each year for the first 3 years of operation, or longer if determined necessary by the Planning Director.</p>

<p>CEQA Guidelines</p>	<p>Categorically exempt from State environmental review.</p>	<p>Categorically Exempt pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land) of the CEQA Guidelines.</p> <p>The Existing Facilities exemption consists of the operation, maintenance, repair, permitting, or minor alteration of existing public or private structures, facilities or topographical features involving negligible or no expansion of use. This applies to the project as it proposes the temporary use of existing farm structures and pasture for seasonal wedding and event venue as a supplemental use to an existing agricultural operation. The project will use Church Lane, an existing public road, as the access to the event venue. A traffic management plan will ensure adequate access for emergency response vehicles and will minimize conflicts with large farm equipment. The only construction will be to provide concrete pads for ADA vehicle parking.</p> <p>The Minor Alteration to Land exemption consist of minor public or private alterations to the condition of land, water, and/or vegetation, including minor temporary use of land having negligible or no permanent effects on the environment. This applies to the project as it will involve a limited number of temporary events (18 the first year and 12 thereafter) on portions of an existing cattle ranch not used during the summer months and where areas used for event parking will be aeriaded so as to make it fully usable for normal ranch operations in the fall.</p> <p>None of the exceptions to the Categorical Exemption per Section 15300.2 apply to this project. The use is supplemental to existing agricultural operations and no similar projects exist in the vicinity. Portions of the ranch used by the venue are not occupied by cattle operations during the period of use and the fields will be restored by aeration to maintain soil productivity. There are no designated scenic highways in the area. The property is not listed by the state as a hazardous waste site. The property and improvements are not listed on any federal, state or local register of historic resources.</p>
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5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
<p>312-17.1.5 Housing Element Densities</p>	<p>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 (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.</p>	<p>Consistent. The proposed project is to establish a temporary supplemental use on land zoned Agriculture Exclusive (AE), and the primary use is agriculture. There is already an existing single-family residence on the project parcel, and the remaining land is not included in the Housing Inventory used to determine compliance with housing element law.</p>

ATTACHMENT 3

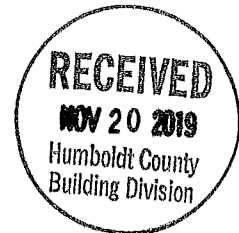
APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 3 includes a listing of all written evidence that 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 the file)
- Operations Plan (attached)
- Plot Plan (attached)
- Traffic Management Plan (attached)

AT THE BLUFF

Project Description



1. **LOCATION:** The applicants are proposing a barn/outdoor public events venue at 530 Church Lane, Ferndale California. The subject property is identified as Humboldt County Assessor's Parcel No. 106-111-004. The property is generally located about 5 miles East of Ferndale. A location shown on the site plan map attached. The proposed venue location is on a 104 acre parcel with a connecting 20 acre parcel, also owned by the applicants. The property is zoned Agricultural Exclusive (AE) and is under the Williamson Act.
2. **HISTORY OF USES:** The property has been owned by the current owners since 2011 and was purchased from the owners aunt , Edith Fearrien Estate. The property is in the Williamson Act and has continuously been since purchase . The property has been used for agricultural operations, including the production of hay, corn, silage, and raising heifers. Since ownership, the property has been used during the summer to grow feed for the owners organic dairy farm. During the winter months the land is used to graze heifers. The barn is used to store farm equipment during the wet winter months.
3. **EXISTING CONDITIONS:** The subject parcel consists of 104 acres of farmland and rolling hills and the barn and venue site is on and surrounded by flat land. The property is in the California Coastal Commission jurisdiction. The barn is 5180 square feet with a large corral area attached.
3a. Topography of the site and water/sediment runoff: The topography of the venue is flat and hasn't seen flooding in over 100 years . There is good drainage on the property and no water build up around the barn or in fields.
4. **OPERATIONS PLAN:** A Use Permit is requested to permit the operation of a seasonal barn/outdoor public events venue serving a maximum of 350 guests per event. The events will occur in the barn and corral area with the option to use a grassy pasture for a ceremony location. The barn and parking area consist of approximately 4 acres. The rest of the 100 acres are used for growing feed throughout the summer months. The barn/outdoor public events venue is proposed to be operated during the weekends (Friday, Saturday, and Sunday) during the summer season (May through October) during the hours of 12 pm Friday and 12 pm Sunday. There may be an occasional wedding/event during the weekday. The owners and family (two sons, one daughter and one daughter-in-law) will be the only employees of the facility. Ferndale 4-Her's and the Ferndale FFA along with other groups such as Fortuna High Cheerleaders have been given donations for their help with parking and other tasks.
→ We have 18 weddings scheduled for 2020 and of those, 10 events have fewer than

100 guests, 6 range from 100-200 guests, and 2 are to be expecting over 200 guests. As the applicants look at their calendar year, and of the 365 days of the year, there are guests on their property only 36 days. Of those 36 days only 18 will be impacted by wedding traffic, the remaining days will be limited to those setting up and tearing down the events. On average we expect 5-15 cars on Fridays and Sundays.

5. SITE PLAN, FLOOR PLAN, AND RECLAMATION PLAN: An existing gravel parking lot in front of the barn will be used for ADA compliant parking spaces. The barn is 5180 square feet. There are three large barn doors, 3 small doors, new windows and lights. The front of the barn has a sloped concrete skirt allowing all to enter easily and is ADA compatible. The milkhouse is a 10X15 existing remodeled space for storage and or a photo booth. We have built a 10X16 basic kitchen on skids that is portable. The kitchen has a three compartment sink with hot water, countertops, refrigerator, and power. A commercial kitchen is not proposed as a part of this Operations Report, and caterers will prepare and cook food for the events in their own off-site commercial kitchens, and deliver fully cooked food to the venue. On-site water will only be allowed for dishwashing purposes, and drinking water will be provided from bottled water only. Alcohol will be permitted on the grounds, and renters and guests must adhere to a very strict alcohol policy. There is a 12X39 new permanent windwall that is built off of the existing corral. It does not detract from the primary use of the agricultural property. The windwall has 3 windows and a 12 foot overhang roof. This was created to block the wind and provide an extra outdoor area for guests. In the winter months it is used to store 4-Wheelers and lawn equipment. The corral area is 75X64 and can be used for ceremony and or reception. String lights are over the corral area along with lighting under the windwall. At the conclusion of the event season, the entire event area will be returned to its use for agricultural production with very little take-down or effort. All farming equipment and implements are brought into the barn near the end of November.

5a. WASTE MANAGEMENT:

The venue will provide 8 large garbage cans and 55-gallon industrial strength liners throughout the venue. The garbage bags will be placed into a 3-yard bin located at the owners dairy. The bin is serviced weekly by Recology Eel River. Renters are responsible for removing all food from the inside the barn by the end of the evening of their event. The venue provides one ADA portable restroom, one regular portable restroom, and a hand wash station that are serviced weekly. These

restrooms are rented from Six Rivers and additional restrooms must be rented if the guest count exceeds 150.

5b. **TRAFFIC MANAGEMENT:** Access to the venue will be off of Grizzly Bluff Road, right onto Church Lane. Church Lane can accommodate traffic both ways as it is 31 feet wide. Ninety percent of the traffic arriving will occur between the hours of 3:00pm -3:30pm on Saturday. Approximately 5-15 cars will be arriving Friday for set up and the same for clean up on Sunday. Sandwich boards with mph signs and verbage to respect neighbors for speed and dust will be put out early on each Friday morning, and taken down Sunday afternoon. Parking will be provided completely on-site in a flat surface pasture, immediately adjacent to the event area. Vehicles will be prevented from encroaching into another field beyond the parking area with a fence. The pasture can easily accommodate 200 vehicles, and , although the need is not anticipated, more could be provided. Two parking attendants; one at the beginning and one at the end of Church Lane, will direct cars as they drive on Church Lane and park. The attendants will take their positions one half hour before and event is to start. Handicapped guests will be instructed to drive to the barn, where there is an ADA parking spot if needed. Beings that Church Lane is one of the widest county roads in Ferndale, most people enjoy the fact that they do not have to drive in a ditch, or hole, to get out of the roadway if another car is coming in the opposite direction. Since all the ranches on Church Lane are used for heifer raising and not milking the daily use of the road is very minimal. Movement of cattle is minimal also and there are no milk trucks, grain trucks, feed trucks or hay trucks, mostly Ford and Dodge trucks, small cattle trailers and wagons.

5c. **FIRE SAFETY, MAXIMUM OCCUPANCY/EVACUATION INGRESS AND EGRESS:**

The owners have contacted the Ferndale Fire Department for an inspection and have already have two mounted fire extinguishers placed at their recommended location where they will be readily accessible, and plan on installing three illuminated exit signs. These suggestions came from the inspection from their insurance adjuster. The 6 existing exits for egress meets the total minimum width of 144 inches. Emergency vehicles will have access through the main gate or through two other gated entrances. The address is visible at the entrance of the property. A certified electrician has done a comprehensive inspection of the building electrical system to confirm code compliance.

5d . **PROTECTION OF AGRICULTURAL USES:** The proposed venue considered will be seasonal and temporary in nature. As noted the facility is seasonal, in that the events will only be scheduled during the summer and early fall months. The facility

is temporary in nature because it is desired to preserve the agricultural potential of the AE status in the event that the barn/public events venue is discontinued. In addition, the venue will still be used for the same agricultural activities as it always has in the past 70 plus years, with no changes being proposed that would alter the agricultural activities. All facilities proposed to be utilized by the public events venue will be used, to the fullest extent possible, to minimize permit or reversible degradations of the agricultural potential of the parcel. An aerator will be used in the parking area to alleviate any compaction that may take place at the end of the venue season. The parking area will also be irrigated and mowed on a regular basis. These procedures are intended to preserve the agricultural potential of the pasture, minimize long-term compaction of the field, minimize undesirable weed intrusion into the field, and minimize the potential for dust. The pasture was managed in this manner during the past summer, and remained green and growing into mid-October.

5e. NOISE: Guests are allowed to hire both DJ's and or musical groups for their reception and ceremony. Strict timelines for noise are as follows. All music must be turned down at 10:00. Giving the location of the barns remote setting, music hasn't been an issue. The barn acts as a buffer as the large barn doors open to the south away from any residents. Each event is required to sign a contract in which specific noise restrictions are discussed and the owners reserve the right to immediately cancel the event if sound is not turned down or the event becomes unruly in manner. At which time all guests must leave within 30 minutes.

5f. LIGHTING: String lighting will be confined to the barn and corral area with the exception of the kitchen, milk house, and a led barn light that is used for the parking area which supplies ample lighting for the venue.

5g. LANDSCAPING: The only improvements that are proposed is to upkeep the small shrubbery and seasonal flowers that have been planted approximately 4 feet from the corral and 2 feet from the milkhouse. There is no proposed grading or removal of vegetation.

5h. ROAD MAINTENANCE: The vegetation on Church Lane will be kept in a drivable and passable condition during the wedding season. Since our road is on the low priority list of the county for road maintenance, the applicants have done efforts to maintain the roads integrity. Neighboring farmers have also kept vegetation cut along their properties. No chemicals will be used as applicants are organic as well as neighboring farms. The applicants have and will continuously use calcium chloride in efforts to cut down on dust, given the county's road situation.

51. NOTICE OF EVENTS TO NEIGHBORS: Applicants will provide event calendar at the beginning of every season. Any smaller events that are planned during the season such as; memorials, funerals, birthdays, and showers, applicants will provide a 72 hour verbal notification. The applicants will coordinate with neighboring farmers on day/times to ensure daily operations will not be impacted including their own. In consideration to the neighbors and the applicant's own farming hours, the busy wedding day traffic will mostly begin at 3:00pm and end at 4:15pm. To address the issue of kids with their 4-H animals, the applicants have all been 4-H and FFA members, officers, and showmen themselves and understand the importance of the daily walking of their projects. Currently there are no children residing on Church Lane. As previously discussed in this report, applicants will provide a schedule of events to every neighbor residing on Church Lane. Church Lane is a county road in Ferndale with one of the largest right ways spanning in 31 feet. In efforts to work with neighbors concerns, applicants will have two traffic controller assistants from the Ferndale FFA program on wedding days.

GUEST: In efforts to maintain control over all events, applicants require all parties to sign and obey contract rules. Applicants reserve the right to be present at all events in order to monitor guest behavior. As stated in applicants contract, the right to remove any guests from facility that may cause harm to others, the facility, or themselves will be asked to leave. If a person or persons don't comply, authorities will be called and event will be canceled immediately.

CONCLUSION

The entire Brodt family consists of fourth generation dairy farmers, fifth generation dairy farmers, a California Highway Patrol Officer, a chicken farmer, a wedding and event planner, a wedding photographer, and a small business owner in Ferndale. All of these titles make up the Brodt family who have all together started a business that brings a much needed venue to Humboldt County. With recent struggles within the dairy industry this new business venture has financially helped three individual households. Two of which are young farming, fifth generation, families.

The applicants were the first barn wedding venue in Ferndale. Their daughter was married in 2017 and immediately were inundated with requests from folks all over the county to hold their wedding at their barn, that is how it all started. The applicants wedding venue is supporting an entire community and surrounding areas including small businesses such as photographers, wedding rental businesses,

hotels, vacation rentals, beauty salons, bridal shops, tuxedo rentals, gift shops, restaurants, caterers, florists, gas stations, shuttle services, jewelry stores, videographers, grocery stores, dj's, hardware stores, nurseries, and many more. The family has seen first hand the impact it has made in the community and the thankfulness from local businesses and local wedding industry itself.

The applicants submitted their permit application to the Humboldt County Planning Department two years ago and it was shelved for over a year due to planners getting promoted. With their new planners help, the old application was found, and they assumed in good faith that it would be approved. The Brodt family has been greatly blessed by the overwhelming support of their venue. In the big scheme of things, the wedding venue will only be operating 18 Saturdays out of the 52, bringing extra traffic to the public county road only on those 18 days. The Brodt family has worked hard to make a unique wedding venue for our entire community to enjoy and hopes to continue business and carry out the scheduled events.

AT THE BLUFF EVENT CONTRACT



PARTIES

This contract is entered into by and between At The Bluff Merritt and Brian Brodt (hereinafter "Venue") and _____ (hereinafter "Couple") on _____ (date).

RECITALS

WHEREAS, The *Couples* desires to rent the *Venue* premises which is located at 530 Church Lane Ferndale California (Hereinafter, the "Ranch"), for an event involving (hereinafter, "Event") to be held on _____ (hereinafter, "Event Date").

WHEREAS, The purpose of this agreement is to govern the relationship between the *Venue* and *Couple* and/or arising from *Couples* use of the *Venue* premises.

WHEREFORE, *Venue* and *Couple* agree as follows:

1. Venue Fees

- a. Security Deposit: *Couple* agrees to pay an initial non-refundable SECURITY DEPOSIT of \$ _____. This payment serves to hold the venue for the specified date of the Event and is payable at the time of contract signature. In the event of a cancellation the Security Deposit is non-refundable.
- b. Damage Deposit: *Couple* agrees to pay a refundable DAMAGE DEPOSIT in the amount of \$ **500**. The Damage Deposit is returnable to *Couple*, less the cost of repairing any damage to the *Ranch*. The balance of the Damage Deposit is to be returned to *Couple* after *Venue* has inspected the *Ranch* for any potential damage. If speeding on Church lane occurs; and is witnessed by the venue or neighbors, the damage deposit will not be returned!
- c. Rental Fee: A RENTAL FEE in the amount of \$ _____ shall be paid to *Venue* no later than **60** days before the Event. This payment, along with the Security Deposit, guarantees use of the facilities on the agreed upon date.
- d. Date Changes: in the event the *Couple* is forced to change the date of the Event, every effort will be made by *Venue* to transfer reservations to support the new date. In the event *Venue* is not able to transfer the reservation to the new date, the Security Deposit is non-refundable.

2. Description of *Ranch* and Services Provided

- a. Unless otherwise agree to in writing, *Couples* use of the *Ranch* shall be restricted to the barn, the area within 200 yards of the barn and the grounds within the corral area.
- b. *Venue* has 46 round tables and 14 rectangle tables, a 315 chairs, 10 propane heaters, and indoor and outdoor lighting. *Couple* shall be responsible for all other items needed to host Event.
- c. *Couple* is responsible and liable for and liquor on the *Ranch*. What is being served, who is serving, being served, or who is driving after consuming alcohol.

d. *Couple* may use antiques and other décor that is located in the barn, milk house, or kitchen, but must be in the same condition after use. If broken *Couple* must pay full amount to replace.

3. Certificate of Insurance Requirement

a. *Couple* agrees and acknowledges that *Couple* shall obtain a Special Event Insurance Policy and an endorsement naming Merritt and Brian Brodt/At The Bluff as an additional named insured where such insurance policy shall be primary and not in excess to any insurance which At The Bluff may have or the owner of the *Ranch* on which At The Bluff operates, may have. The insurance policy on which At The Bluff shall be named must have a liability limit of \$1,000,000.00 for a single occurrence and a \$2,000,000.00 aggregate limit. The Special Event Policy and endorsement must be completed by the insurance company for the *Couple* and submitted to At The Bluff a minimum of 14 days prior to the Event Date.

*email to: achurch10@gmail.com

b. If you are unable to provide the required Special Event Insurance Policy and endorsement, you will not be able to rent the facility and the entirety of your Security Deposit will be forfeited in favor of At The Bluff, as liquidated damages. The parties agree that the amount of damages occasioned by the *Couples* failure to obtain a Special Event Insurance Policy and endorsement and the subsequent cancellation of the event is impossible to calculate and have agreed in this arms-length transaction that the Security Deposit shall represent the parties' best attempt to determine a fair and reasonable amount of damages and therefore agree that such deposit shall constitute the parties' best effort to fix a liquidated damage amount.

4. Indemnification and Hold Harmless

a. *Venue* has made a contract with the *Couple* to rent the *Ranch* for use by the *Couple* on the Event Date noted above. *Venue* Agreement to enter into the Agreement described herein is conditioned upon *Couple* indemnifying and holding harmless *Venue*. *Couple* agrees to indemnify against any and all liability or loss that *Venue* may sustain as a result of claims, demands, costs, or judgments, including all costs of defense and attorney fees incurred in defending against same, arising from and/or related to *promisor's* use of the *Ranch* either before, during or after the Event Date. This indemnification agreement requires *Couple* to expressly indemnify *Venue* from all liability or losses whether it be caused by the negligence of the *Venue*, *Venue* agents, or employees, or otherwise.

b. In the event any claim or suit is brought against *Venue* arising out of this Agreement or *Couples* rental of the *Ranch*, the *Couple* shall pay for legal counsel chosen by *Venue* to defend against same. This Agreement shall specifically include, but is in no way limited to any and all of the following: (1) claims resulting from the *Couples* furnishing of alcoholic beverages during the event, (2) valet parking services hired by *Couple/Venue*, (3) security of vehicles and/or the contents therein of parties attending the event, or parked on the *Ranch*, (4) acts of God, (5) wildfires, (6) if applicable, placement, safety or stability of wedding cake, (7) if applicable, security of wedding gifts while on the *Ranch*, (8) safety of attendees of the event while at the *Ranch* and/or traveling to or from the Event and *Ranch*, (9) any and all other claims for injury to person or *Ranch* in any manner arising out of or associated with the Event.

c. If *Venue*, in the enforcement of any part of this Agreement, shall incur necessary expenses, or become obligated to pay attorneys fees or court costs, *Couple* agrees to reimburse *Venue* for such expenses, attorney fees, or costs within thirty (30) days after receiving written notice from the *Venue* of the incurring of such expenses, costs or obligations.

5. Interpretation

a. Each party agrees that this Agreement has been prepared as a result of arms-length negotiation and that all parties and/or legal counsel have been given an opportunity to comment on and/or participate in the language contained in this Agreement.

6. Attorney's Fees

a. In the event any action, suit or other proceeding is brought to enforce or interpret this contract, or any part hereof, or the rights or obligations of any party to the contract, the prevailing party shall be entitled to recover its reasonable attorneys's fees and costs incurred in that action, suit or proceeding as may be awarded by the Court, in addition to any other relief to which it may be entitled.

7. Governing Law

a. This Agreement shall be interpreted under the laws of the State of California.

8. Severability

a. This contract shall be performed and shall be enforceable to the full extent allowable by applicable law, and the illegality, invalidity, waiver or unenforceability of any provision of this contract shall not affect the legality, validity, applicability or enforceability of the remaining provisions hereof.

9. Exclusive Written Agreement

a. This Agreement along with the Event Application signed by both the *Couple* and *Venue* on _____ (date) shall constitute the exclusive written agreement between the parties and no modification of such agreement may be made unless done so in writing embodying the modification.

10. Rules and Regulations for Conduct of the Event and Use of the *Ranch* by signing below, the *Couple* agrees to abide by the Rules and Regulations for conduct at the event and use of the *Ranch* as described within this Agreement. The *Venue* reserves the right to decide if fields are too wet for parking vehicles. If so, the *Couple* is responsible for an alternative parking plan. The *Couple* will appoint a Designated Representative for the Event. This person must be present at all times during the hours of the Event. The Designated Representative shall be responsible for maintaining the safety and decorum of guests, at all times during the event and while present on the *Ranch*.

- I. *Venue* reserves the right to have an authorized representative on the property during all hours of the Event to insure that the provisions of this agreement are being observed, followed, and enforced.
- II. *Venue* reserves the right to have any individual in attendance at the Event that is deemed disruptive, abusive, or destructive removed from the *Ranch*.

- III. The *Couple* is required to maintain control over participants/Event attendees, the facilities, and the surrounding areas. *Venue* reserves the right to cancel or otherwise terminate the Event if determined, in the sole judgment of the *Venue* that control of the Event is insufficient, the Event has become dangerous, or the Event has become destructive to the *Ranch* of the *Venue*. *Venue* agrees that it will not unreasonably terminate any event. In the event of cancellation or termination of an Event, the *Ranch* and facilities must be vacated by *Couple* and guests or Event attendees within 30 minutes of termination of the Event.
- IV. The couple and all visiting guest must obey the Church lane speed limit. (10MPH)
- V. *Venue* provides one regular portable restroom, one handicap restroom, and a hand washing station. *Couple* must rent additional restrooms if guest amount exceeds 150. *Couple* must abide by Six Rivers Portable Toilets guidelines when it comes to amount of people per unit.
- VI. Adult chaperones (1 adult per 10 children, 17 years or younger) are required for all youth events and must remain present at all times of said Event.
- VII. County Ordinance states that quiet time begins at 10:00 PM, we may ask for music to be turned down depending on speaker locations. Event should end by 11:00 PM.
- VIII. The *Couple* is responsible for seeing that no one at the Event uses open flames other than Sterno or specified candles unless approved by the *Venue* at least one week in advance.
- IX. The *Couple* must remove all trash from barn and leave the property as they found it.
- X. Smoking is permitted in designated areas only.
- XI. No pets allowed on Ranch other than those assisting the disabled.
- XII. No paper or metallic confetti may be used in decorating or for tossing.
- XIII. Furniture, equipment, utensils, etc., must be used for its intended purpose only. If damage occurs to furniture, equipment, or vegetation, or other portions of the facility the *Couple* will be charged for the replacement value of said item(s).
- XIV. No drugs allowed on property, including marijuana.
- XV. No camping on property
- XVI. *Couple* is responsible for kitchen area being clean after use.
- XVII. You may have until 11:00 AM, the following day of the Event, to have all decorations, cars, trash, and personal belongings removed from the premises. If an Event is booked on the following day of your Event, decorations and clean up must occur before leaving the premises on the day of your Event.

Event Fees

Deposit made on _____ \$ _____

Rental fee paid on _____ \$ _____

Rental Fee: must be paid **60 days** before your event date.

Wedding, Reception, and Rehearsal Total Due \$ _____

Please make checks payable:

Merritt and Brian Brodt.

312 Damon Ln.

Ferndale, CA 95536

VENUE: Merritt or Brian Brodt

COUPLE:

COUPLE:

AT THE BLUFF 2020

May 2	
May 9	
May 16	Issaella Sadler
May 23	Bridget
May 30	Shelly
June 6	Alysa
June 13	Kayla
June 20	Angela
June 27	Alayna Renner
July 4	
July 11	Lexi
July 18	Macie Eilers
July 25	Michelle
August 1	
August 8	Mckenzie
August 15	Grace Lozano
August 22	Quinceanera <u>OWA</u>
August 29	Shastina
Sept. 5	Bridget Hand
Sept. 12	Megan Goldsby
Sept. 19	Breann
Sept. 26	Jen
October 3	
October 10	

Summary
Operations and Traffic Management Plan
Brodt Ranch Events, Special Permit and Coastal Development Permit

Operations

- Proposed events will have a maximum of 350 guests per event. Most events will involve 100 to 200 individuals.
- Events would occur during the weekends from the beginning of May to the end of October on a Friday, Saturday, or Sunday between the hours of 12:00 p.m. to 11:00 p.m. Typically weddings and other occasions will be held on a Saturday with the set-up to occur on Friday, and clean-up occurring on Sunday.
- The Ferndale Fire Dept. inspected the barn and established the maximum occupancy of 363 guests. All requirements from the Fire Dept. have been addressed: lighted exit signs, fire extinguishers, emergency vehicle access, and visible addressing.
- The parking area can safely accommodate 200 vehicles. It will be aerated as necessary at the end of the event season to ensure that the soil does not become compacted and ensure the preservation of the agricultural potential of the pasture.
- All food will be brought to the site already cooked. Patrons are responsible for serving alcohol on the premises.
- Disorderly conduct is not tolerated, and the property owner reserves the right to shut the event down.
- Waste generated at each event will be placed in a 3-yard bin (dumpster) and picked up by Recology Eel River.
- Portable restrooms will include one ADA restroom and one regular restroom and a handwash station – all of which are serviced weekly by the vendor.
- At the beginning of the event season, a calendar of each event date will be provided to the neighbors on Church Lane. The neighbors will also receive 72 hours' notice before the start of each event.
- Guests will be allowed to hire both DJs or live music for their occasion. Music will be turned down by 10:00 p.m.
- Outdoor string lighting will be used around the event area, and a barn light will be used in the parking area.
- Hosts of the occasion are required to sign a contract that holds them responsible for the behavior of their guests. The applicants have reserved the right to shut down the event should any problems occur.

Road and Traffic Management

- The applicants will ensure that Church Lane is kept in a drivable and passable condition throughout the event season by mowing the vegetation on the shoulders of both sides of the 32 ft. wide public right of way.
- Temporary signs will be utilized at intervals along Church Lane, advising event guests to be courteous drivers and observe the 10-mph speed limit.
- When needed, calcium chloride will be applied to Church Lane for dust control.
- Two or three traffic attendants will be located at intervals on Church Lane to ensure that drivers follow the speed limit and park in the on-site parking area.
- The event contract will require invitations for events to instruct guests to follow the 10-mph speed limit when driving on Church Lane.

ATTACHMENT 4

Referral Agency Comments and Recommendations

The project was referred to the following agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	On File
Building Inspection Division	✓		✓
Environmental Health			
California Coastal Commission	✓	No Comment	✓
CDFW	✓	No comment	✓
Public Works Land Use	✓	Conditional Approval	✓
NWIC	✓	Contact local tribe(s)	✓
Bear River Band	✓	Inadvertent Discovery Protocol	✓
Wiyot Tribe			



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

PUBLIC WORKS BUILDING
SECOND & L ST, EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST, EUREKA
FAX 445-7388

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

TO: Steve Werner, Supervising Planner, Planning and Building Department

FROM: Kenneth Freed, Assistant Engineer 

DATE: 05/20/2019

RE: BRODT RANCH; APN 106-111-004, PLN-14105

Project is to use an agricultural property as a wedding venue with up to 12 events per year. Project is located at the end of Church Lane (3G050), a gravel County maintained road.



Photo 1: End of County maintained road



Photo 2: Parking entrance past County Road

SITE PLAN: The site plan does not show the proposed layout of the parking area. The event parking gate structure is placed approximately fifty feet past the end of the County maintained road. The entrance shown in Photo 2 above will only allow for one-way traffic.

The following conditions are recommended:

- (1) Church Lane (3G050) is not constructed to permit on-street parking. All parking required by Code must be provided on-site.
- (2) The County roadway shall be cleaned of any tracked mud, soil, and debris after each event.

// END //

U:\PWRK_LandDevProjects\REFERRALS\106-111-004 Brodt Ranch PLN-14105-CUP.docx

Shortridge, Tricia

From: lwinburn@fortunafire.com
Sent: Thursday, January 30, 2020 3:28 PM
To: Shortridge, Tricia
Subject: referral comments
Attachments: At The Bluff.docx

Tricia, I heard back from Ferndale Fire on the referral recommendations – they are in agreement with what has been suggested. There might be a couple of minor changes on the referral that I originally sent you so I have attached the latest revision. I will be forwarding this to the applicant also.

Thanks;

Lon Winburn
Fire Chief
Fortuna Fire Protection District
707-725-5021

Ferndale Fire Protection District

PO Box 412

Ferndale CA 95536

Referral notes; prepared by Fortuna Fire Protection District Fire Prevention Bureau

At The Bluff – Farm Weddings and Events

A-2 Assembly occupancy

5,625 square feet

Occupant load of 363

Building and Fire Code Requirements;

Per California Fire Code (CFC) 102.3, a change of occupancy in an existing building is allowed only if the structure is made to comply with the requirements of the CFC and the California Building Code (CBC). The proposed project will require a change in occupancy classification and therefore is subject to this requirement.

Following is a list of requirements and/or proposed conditions for the proposed project;

Road access – 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 dwelling units is category 3 (16 feet in width with 2' bladed shoulders).

The road is straight and has good visibility therefore, an exception could be made based on the condition of limited events allowed (12-18 per year) and dry season use only (May – Oct.) with turnouts provided on both sides of the road at the following (approximate) intervals; 660 feet, 1,320 feet and 1,980 feet.

In addition, the road is 2,640 feet in length (approximate) from Grizzly Bluff Road to the private drive of the proposed project; a designated turn-a-round would normally be required at an interval of 1,320 feet. This requirement could be another consideration for an exemption based on the limited use.

Signage at the road entrance identifying traffic access and flow limitations could be required as per State Fire Safe Regulations section 1274.06. Signage should state " traffic access and flow is limited, utilize turnouts as necessary".

The project has already designated a turn-a-round at the end of the driveway to the venue; this will satisfy the turn-a-round requirement at the end of the road. The applicants' operations plan, section 5b could be modified to include a provision to hold traffic from entering the road from the venue parking area during an emergency in order to allow emergency response vehicles unlimited access.

Addressing – address identification should be legible and placed in a position that is visible from the street or road fronting the property. Address characters are required to contrast to their background, be a minimum height of 6 inches with a ½ inch stroke.

Facility exiting – the square footage and use of the facility dictate an occupant load of 363 which includes the 240 square feet of bar area. This occupant load will need to be posted. The front exit doors (south-west and south-east) are suitable for exiting requirements (this is not inclusive of large sliding doors) however; the east side exit clear height is too low and does not comply. A rear area exit is required to accommodate 50% of the occupant load which will equate to a 36 inch clear width opening somewhere in the rear of the facility with a clear exiting pathway from the building and complying with height requirements.

The two front and one rear exit doors will require illuminated exit signage with emergency egress lighting, in addition one additional emergency egress lighting fixture will possibly be needed in the north-east area of the facility.

Fire protection – An assembly occupancy with over 300 occupant load is required by CFC (California Fire Code) to have a sprinkler system and fire alarm system however; with the limited use the facility will see based on the limited events provision above, it would be reasonable for the AHJ (authority having jurisdiction) to make an exception with the following provision;

Fire notification

A suitable device installed for sounding a fire alarm, required to be attached to the structure, easily accessible and unobstructed in a location that would be considered normally occupied by staff (bar area?). The tone and audibility shall be distinctive and heard throughout the structure

Example of devices; manually operated bell, horn or smoke alarm.

Fire extinguishers

Fire Extinguishers less than 40 pounds are required to be mounted in a permanent location not less than 4 inches off the floor and with the top of the extinguisher no more than 5 feet above the floor. Extinguishers are required to be within a maximum travel distance of 75 feet and conspicuously located along normal paths of travel where they will be readily accessible in the event of a fire. Current plans are to install 2 conforming fire extinguishers.

ATTACHMENT 5

Public Comment Received

November 13, 2019

Public comment regarding;

Brodth 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

ATTACHMENT 1 RECOMMENDED CONDITIONS OF APPROVAL

3. The maximum number of events per month between May 1 and October 31 shall not exceed four (4).

I would like to see the maximum number of events be limited to no more than 12 per calendar year as referenced in the Land Use Memorandum dated 05/20/2019 authored by Kenneth Freed, Assistant Engineer County of Humboldt Public Works Department.

While I appreciate the amount of time, effort and money the Brodth's have spent on the event venue; the amount of traffic generated per event is not what Church Lane is capable of safely accommodating. I also strongly support that amplified music stopping at 10:30 pm and all events be concluded by midnight. My house sits extremely close to Church Lane and we hear every car that drives by. If events are held every weekend, this is extremely disruptive to my family's quality of life. Traffic starts on a Friday for setup, peaks on Saturday and continues on Sunday for clean-up. Events are not just a "one day event". This is not including the traffic generated by renting the house located at the venue site as an Air B&B rental during the week.

ATTACHMENT 2 Staff Analysis of the Evidence Supporting the Required Findings

4. 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;

I applaud the Brodt's efforts to reduce the speed of the event's participants by placing temporary 10 MPH signs along Church Lane during events in response to neighborhood concerns. However, it is largely ignored by guests of the wedding venue. This is safety issue for the residents and guests of Church Lane. Church Lane is a single lane road with unimproved grass shoulders on each side. When parking vehicles at my house, the road is so narrow we must exit our vehicle into the traffic lane. Not only does this place my family and friends at risk, it also places passing traffic in an unsafe situation especially if the driver is not paying attention to driving. My wife and I both have almost been struck by speeding vehicles not paying attention while walking on the shoulder of Church Lane to our barns located a short distance from our house on the opposite side of Church Lane.

As a working ranch, during events at the Brodt's venue there are instances when I have to alter my schedule so I don't cause traffic issues on Church Lane. There are times during ranch activities when time is an issue. When I'm trying to harvest feed during a favorable weather window or move cattle from Church Lane to another ranch it's a hardship to stop and comeback another day or several hours later when there's a lull in traffic. If there are events scheduled for every weekend during the summer months this effectively shuts my operation down two days a week.

Respectfully,


Rick Nicholson

235 Church Lane, Ferndale CA 95536

(707) 786-4036

Record Number: PLN-2018-14105
Assessor's Parcel Number: 106-111-004
Referencing: Brodt Ranch Events
Special Permit
Coastal Development permit application

November 12, 2019

Dear Tricia Shortridge,

I am a land owner with organic dairy farming activities on my property on Church Lane in Ferndale California, where I am a full time resident and over see the important financial and business decisions of the property immediately impacted by the permit application listed above. Thank you for your attention to the concerns in this letter.

I received my formal education at the University of California, Davis in the science of animal husbandry and have spent my lifetime operating successful agricultural businesses. I also served as Chairman of the Board for a rural Fire Commission years ago.

I welcome the Brodts as agricultural neighbors.

My concerns are based on three decades of experience with urbanization activities bordering agricultural lands. Anything affecting Access: Health, Safety, Security, Financial Impact, Protection of Property, Personal Privacy, Traffic, Lives affected.

-Church Lane is less than thirty feet wide and supports properties with daily active dairy farming activities, established for over a century. It is somewhat paved with many pot holes in need of repair as well as a long stretch of pulverized and crushed gravel. The excessive vehicles for these events currently creates clouds of "road dust" "fugitive dust" which lingers in the air, then settles out on crops, organic soil and property which are documented to cause both human and livestock health issues from both the chemical make up of the dust to the fine particulate matter.

-Church Lane was not designed for 200 vehicles for 300 guests to be parked on site for events which does not include the number of vehicles and additional traffic on the days prior to and following, as stated, for event preparation, musicians, portable toilet facilities set up, trash removal, catering and beverage providers in addition to marketing the property for these events. A conservative estimate would be close to 475 vehicle passes per event on the quiet narrow lane which would have a major impact on the established lives, homes and farms on Church Lane.

-Excessive vehicles on the narrow lane would impede fire, ambulance or other emergency responders to the event site as well as to current residences of Church Lane in need.

-Also, late night, darkness, and fog creates a hazard especially after participants in vehicles depart a "Wedding or Party Event".

-Exhaustion, alcohol or any other substance use impedes motor skills, good judgment and increases risk taking behavior that may impact lives, livestock and other property on Church Lane.

-Up to 200 cars exiting after people have been partying for many hours with alcohol or other substances can be deadly and creates a dangerous risk to all.

-Any unfamiliar vehicles any time of the day, especially late night on this quiet narrow lane is disruptive and poses a security concern to residences for their livestock, property and peace of mind.

-Urbanization activities near or within agricultural lands *increases* the financial liability insurance coverage cost, as well as the *increased costs for additional security measures required* to the surrounding agricultural land owners and agricultural business owners.

-Any noise, traffic, stray garbage or any other human or companion animal impact affecting established residences, property, property boundary, fences, livestock, domestic animals or wildlife.

This Special Permit and Coastal Development permit application being sought, if approved, the access through Church Lane would place disruptive urbanization activities amidst active agricultural business operations, their established residences and lives dedicated to agriculture.

Thank you again, for your consideration,

Sincerely,

 "Jim"

Eldon "Jim" Englebrecht
373 Church Lane,
Ferndale, CA. 95536

Shortridge, Tricia

From: Shortridge, Tricia
Sent: Thursday, April 30, 2020 11:51 AM
To: Shortridge, Tricia
Subject: FW: Brodt Ranch Events PLN-2018-14105

From: John Brezina <johnbrezina@gmail.com>
Sent: Tuesday, December 31, 2019 3:17 PM
To: Shortridge, Tricia <TShortridge@co.humboldt.ca.us>; Werner, Steve <SWerner@co.humboldt.ca.us>
Subject: Re: Brodt Ranch Events PLN-2018-14105

Trisha Shortridge,

Based on the understanding of the Fire / County requirements for Planning / Roads / Traffic volume, I feel it is a concern for property, health, safety and welfare for all involved; whether commercial or noncommercial attendees, as guests, including event support companies and their employees, property owners and residences with regards to public safety and emergency response.

Undeniably 50% of Church Lane is unpaved crushed gravel with the width of the driveable surface on the majority of the lane being less than regulations require. The driveable surface of the lane is only wide enough for one way traffic. Two way traffic requires one or both vehicles to leave the driveable surface of the lane. In addition, the non driveable shoulder has various elevations in some areas.

I look forward to the Fire and Public Safety evaluation concerning the lane based on regulations.

In addition, the fugitive dust issue also recorded at the Public Hearing has not yet been addressed. Due to the health impacts on human, animals, livestock and accumulation on organic crops and soils it is a significant concern. The recent past attempts of dust mitigation on Church Lane were short lived and unsuccessful especially due to the unprecedented volume of traffic for these large events that took place in 2019.

Thank You,

John Brezina

PLN-2018-14105
APN 106-111-004
Brodt Ranch Events
November 14, 2019
Special Permit and Coastal Development permit application.

Dear Trisha Shortridge,

With regards to the above project: Humboldt County Fire Safe Regulation states that roads must be twenty (20) feet wide. Church Lane is less than twenty (20) feet wide, only twelve feet in many areas. This is why both of the owners and residents whom also both have fire commission experience testified regarding Traffic, specifically Safety and Fire Safety concerns. According to these Humboldt County Fire Safe Regulations two hundred cars, twenty five times the normal traffic, on the narrow lane is a paramount safety issue.

We look forward to your response.

John Brezina
johnbrezina@gmail.com

Shortridge, Tricia

To: Shortridge, Tricia
Subject: FW: Brodt Special Permit Case Number: PLN-2018-14105

From: Paul Beatie <paul@visitferndale.com>

Sent: Wednesday, November 20, 2019 8:56 AM

To: Ford, John

Subject: Brodt Special Permit Case Number: PLN-2018-14105

John Ford
Director, Humboldt County Planning & Building Department

Re: Brodt Special Permit Case Number: PLN-2018-14105

Dear Director Ford:

We are writing in support of the special permit request for the Brodt Ranch Events (Special Permit and Coastal Development Permit application to establish a use supplemental and temporary to the existing agricultural operation involving a wedding and party venue).

The Brodt wedding venue has provided Ferndale's many vacation rentals, hotels and motels a boost in bookings during its short operation. Wedding guests have arrived in Ferndale from locations near and far; guests who perhaps would have never visited our historic town. In addition, our merchants and eating establishments have benefited from the many overnight guests that arrive in Ferndale to attend the weddings at the Brodt venue.

We are writing in support of granting approval for the Brodt application since the venue increases sales tax in the city of Ferndale, Transient Occupancy Tax and provides us, as a chamber, a chance to roll out the welcome mat to many visitors who may plan a return visit to the Victorian Village.

As a chamber, we depend on our share of the Transient Occupancy Tax to

Shortridge, Tricia

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Subject: FW: Brodt Special Permit Case Number: PLN-2018-14105

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Sent: Wednesday, November 20, 2019 8:56 AM

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As a chamber, we depend on our share of the Transient Occupancy Tax to

Shortridge, Tricia

From: Mike Goldsby <michael.goldsby@gmail.com>
Sent: Monday, April 06, 2020 10:43 AM
To: Shortridge, Tricia
Subject: Support Brodt Ranch Events

Reference: 106-111-004, PLN-2018-14105

Dear Ms. Shortridge,
Please accept our letter of support for Brodt Ranch Events in their application for permits to continue operation of a wedding venue on Church Lane, Ferndale.

Our Daughter has her wedding planned at that venue on September 12, 2020. I has been to several public events there and have traveled out mid week a couple of times to scout the location.

I understand one tenant on that lane is protesting the permit, citing concerns about traffic volume and traffic speed. The large events I have attended have been very orderly, with plenty of signage and 10 mph signs. Every driver obeyed the speed limit.

When I have been there in the middle of the week, there is no other traffic. None. I realize these are observations and not scientific evidence. But the protest against the permit is not scientific either.

The venue has a positive impact on Eel River Valley businesses. Every vacation rental and motel room in Ferndale is already booked on the weekend of our Daughter's wedding.. I understand the venue operates around 18 days out of the year. Of course, many other businesses benefit from this venue as well.

The inconvenience to the protesting party is minimal and very short duration. The negative impact to the Brodt family and other businesses is measurable.

Please give this correspondence due consideration and thank you for your time and attention.

Sincerely,
Mike Goldsby and Lydia DeZordo
903 Dewey Avenue, P O Box 633
Ferndale CA 95536
(707) 786-9426

Shortridge, Tricia

From: Kelly Isaacson <KellyIsaacson@UmpquaBank.com>
Sent: Wednesday, March 11, 2020 10:22 AM
To: Shortridge, Tricia
Subject: Brodt Ranch Events 106-111-004 PLN-2018-14105

Good morning,

I am sending this email to show support of the Brodt Family and the venue they provide on Church Lane in Ferndale. I have had the pleasure of working with Merritt and family both personally and professionally over the years. I have attended both weddings as well as a fundraiser to help raise money to benefit a local business man battling cancer from our area. When I reached out to the Brodt family to gather ideas for ways to support a mutual friend, Merritt was quick to offer their location to host venue to support at no charge. I have found Merritt and family to be both hardworking, civic minded and thoughtful individuals who go above and beyond to help the community. The venue they provide is an incredible addition to our area and I suggest if you have not visited this site you do go see for yourself.

If I can answer any additional questions or provide more feedback please don't hesitate to reach out to me. In addition to my position here at Umpqua I also am a Fortuna Rotary board member and the Fortuna Chamber of Commerce vice-chair. Each year when I am tasked to gather donations for our annual chamber dinner the Brodt Family is quick to donate and help support our local Chamber.

Thank you for your time,

Kelly

707-601-7217 cell

Kelly Isaacson
AVP Fortuna Store Manager
NMLS #838178
O (707) 269-7310
F (707) 725-7485

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Shortridge, Tricia

From: Brenda <brenda@franciscreekinn.com>
Sent: Tuesday, March 10, 2020 1:14 PM
To: Shortridge, Tricia
Subject: Brodt Ranch Events

Re: 106-111-004
PLN-2018-14105

Dear Ms. Shortridge,

It has come to my attention that the Brodt Ranch is in need of some support for the events held at the barn on Church Lane, Ferndale, CA. Please consider this a letter of support. My name is Brenda Vait and I am the owner of Red Front/Francis Creek Inn, located in downtown Ferndale, CA. As a local business owner, I appreciate our town's wide variety of events that take place every year - tractor parade, Kinetic sculpture race, Foggy Bottoms milk run, etc. These events not only help to sustain my own business, but allow the world at large to visit a piece of Americana that is all too sadly disappearing.

You see, Ferndale is a Victorian Village. I see many, many tourists pass through my doors every year. I do my best to help them enjoy as full an experience as they can while they are here. Part of that ambassadorship includes educating our visitors about as many events, activities, and venues as possible. Not only for their immediate vacation, but for future vacations as well. Part of hoping for these tourists future business includes passing out brochures for the Brodt barn and other community architecture.

There is also a local, community aspect to the Brodt venue. Their barn is a comfortable and familiar place for our community members to gather together to celebrate the facets of their lives. There have not only been weddings held in their barn, but memorial services, birthdays, and so on. Sure, there are a few extra cars that drive down that lane once in a while, but there are also extra cars on Main St. when an event is held at Town Hall or the Veterans Hall.

I further believe the Brodt's have been extremely conscientious about addressing the neighbors concerns. They have a contract in place to assure the guests are aware of the rules & regulations required to use the venue. They have listened to, and responded to, what has been brought to their attention. They have placed 10mph signs on the roadway. And I am very sure that if approached with further suggestions, they will do their best to implement whatever is reasonable to assure further safety.

Thank you,
Brenda Vait
707-786-9611

Shortridge, Tricia

From: Brenda <brenda@franciscreekinn.com>
Sent: Tuesday, March 10, 2020 1:14 PM
To: Shortridge, Tricia
Subject: Brodt Ranch Events

Re: 106-111-004
PLN-2018-14105

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Thank you,
Brenda Vait
707-786-9611

Shortridge, Tricia

From: Tiffany Nielsen <tiffanynielsen23@gmail.com>
Sent: Tuesday, February 18, 2020 2:48 PM
To: Shortridge, Tricia
Subject: Brodt Family Venue on Church Lane in Ferndale.

Good afternoon Trisha,

I want to send my support and appreciation for the business venue that the Brodt Family has created in their beautiful barn and property on Church lane in Ferndale.

I have attended a couple of events on location and have witnessed their expert handling of all details. Including the road speeds and parking concerns.

The family owns a Dairy as well, so this is not their main source of income, but Ag producers have good years and bad, so this supplemental income will continue to provide for their family needs when required.

I am a personal friend to this family – have known them most of my life. They are upstanding citizens and give back to their community as much as possible.

Please permit their venue as requested.

Thank you.

Tiffany Nielsen
(707) 599-2783

Shortridge, Tricia

From: Planning Clerk
Sent: Friday, December 20, 2019 11:52 AM
To: Shortridge, Tricia
Subject: FW: Brodt Ranch Events # 2018-14105-CUP

From: Victoria Foersterling <victoriacbcutten@yahoo.com>
Sent: Friday, December 20, 2019 10:56 AM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Brodt Ranch Events # 2018-14105-CUP

Dear Planning Commission, and to whom it may concern,

The Property located at 520 Church Lane in Ferndale is one of a slim few that can hold and accommodate an amount of guests over 150 persons. We have a very limited number of venues that can hold 300 or more persons, and Humboldt County is in desperate need of more event space. The At the Bluffs Barn Venue run by the Brodt Ranch is professional, kind, courteous and is of much value to the County as an event space. As a professional in the Real Estate industry, the Brodts are using the property they own as its highest and best use, not only as a cattle facility but a perfect event space, many properties throughout the county are not used to their best potential, and it is nice to see a property being well taken care of and used in a manner that benefits more than just the owners.

Please give the Brodt Ranch Events their event permit, respectfully submitted,

Victoria Foersterling 12/20/2019

Victoria Foersterling
"Real Estate, It's all in the Timing"
Coldwell Banker Cutten Realty
2120 Campton Rd. Suite C
Eureka Ca. 95503
(707) 445-8811 ext. 116
(707) 616-1417 Cell
(707) 443-5813 Fax
www.cuttenrealty.com

www.facebook.com/victoriasellshomes

Shortridge, Tricia

From: Sharon Tubb <sharontubb@gmail.com>
Sent: Tuesday, March 17, 2020 10:45 AM
To: Shortridge, Tricia
Subject: Re the Brody family

Dear Ms. Shortridge,

I am writing in support of the Brody family's wedding venue in Ferndale. (106-111-004 and PLN-2018-14105). Ferndale has a small population and, thus, a small tax base. The income to the city from the hospitality industry is important to the town. Most of us have a great deal of sympathy for the dairy farmers in our community trying to make a go of it.

I urge you to continue supporting the Brodt's application for permitting the weddings in their barns.
Thank you,
Sharon Tubb
925 Bluff st.
Ferndale, CA

Sent from my iPad

JACK & LINDA RUSS
SHAW CREEK RANCH
3592 CENTERVILLE ROAD
FERNDALE, CA 95536



February 17, 2020

Tricia Shortridge, Planner
John H. Ford, Zoning Administrator
Steve Werner, Supervising Planner

RE: Brodt Ranch Events 106-111-004/ PLN-2018-14105

To whom It May Concern:

I am writing in support of the Brodt Ranch Events. I personally have attended several weddings, and a memorial service held at their barn. It is a beautiful setting and promotes the peaceful environment of the Eel River Valley. I can only imagine what someone from another area experiences...the beauty of the pastoral landscape and our fabulous Humboldt skies.

The Brodt's have created a lovely setting for special events. They not only host but also are willing to share their knowledge and experience of being in the dairy business. As we in agriculture well know, this is a difficult time economically, especially for dairies. Guests that come to this area visit our communities, by shopping, eating in restaurants, visiting the Redwoods and coastal areas.

The Brodt family does everything they can do to make their events not disruptive to the neighbors. They monitor the events as needed and have a contract that all parties sign promising to abide by their rules and regulations. I encourage the planning department to approve the Brodt family's request. This lovely rural setting and barn is an asset to our Humboldt County.

Sincerely,

A handwritten signature in blue ink that reads "Linda S. Russ". The signature is written in a cursive style with a large initial 'L'.

Linda S. Russ

Shortridge, Tricia

From: Ford, John
Sent: Wednesday, November 20, 2019 10:31 AM
To: Shortridge, Tricia; Werner, Steve
Subject: Fwd: Brodt Special Permit Case Number: PLN-2018-14105

FYI

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From: Paul Beatie <paul@visitferndale.com>
Sent: Wednesday, November 20, 2019 8:56 AM
To: Ford, John
Subject: Brodt Special Permit Case Number: PLN-2018-14105

John Ford
Director, Humboldt County Planning & Building Department

Re: Brodt Special Permit Case Number: PLN-2018-14105

Dear Director Ford:

We are writing in support of the special permit request for the Brodt Ranch Events (Special Permit and Coastal Development Permit application to establish a use supplemental and temporary to the existing agricultural operation involving a wedding and party venue).

The Brodt wedding venue has provided Ferndale's many vacation rentals, hotels and motels a boost in bookings during its short operation.

Wedding guests have arrived in Ferndale from locations near and far; guests who perhaps would have never visited our historic town. In addition, our merchants and eating establishments have benefited from the many overnight guests that arrive in Ferndale to attend the weddings at the Brodt venue.

We are writing in support of granting approval for the Brodt application since the venue increases sales tax in the city of

Ferndale, Transient Occupancy Tax and provides us, as a chamber, a chance to roll out the welcome mat to many visitors who may plan a return visit to the Victorian Village.

As a chamber, we depend on our share of the Transient Occupancy Tax to promote the town of Ferndale and the Brodt wedding venue is helping us achieve that goal. We have recently began increasing our marketing as a "wedding town" with the hashtag used on social media platforms of #getmarriedinFerndale. We have also established a page designated to weddings on our VisitFerndale.com webpage and the increase in traffic to that page has been notable. Along with the "Barn at Fernbridge," the Brodt's "At the Bluff" venue is helping the Ferndale Chamber achieve the goal of bringing more visitors to our town to help sustain a healthy and vibrant Main Street.

We encourage the approval of the application and permit requests.

Thank you in advance,

Paul Beatie

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Paul Beatie

President

Ferndale Chamber of Commerce

707-786-4477

VisitFerndale.com