

# **Elk River Bed and Breakfast**

## **Revised Operations Plan 6/23/2023**

We are seeking a special permit to offer B&B rooms for rent on the property at 7538 Elk River Court in Eureka. We request the permit for two rooms, one is the bedroom in the single-story cottage behind the main house. We were told by the previous owner that the cottage was the original home on the property and was built in 1957. He upgraded it and used it for visiting family and friends. The other bedroom we will rent is one of the two bedrooms on the east side of the house, currently the master bedroom and bath.

Turning off Elk River Road, the property is at the end of a short gravel road on which there are 9 homes. Guests receive a welcome letter one or two days before they arrive with directions and requesting their care in driving slowly, less than 10 MPH, on this road to minimize creating dust. Since the Planning Dept complaint early in the fall of 2022, Nancy or her property manager are also calling all guests the day before they arrive to make sure they are alerted to the critical need to drive slowly. The house east-facing bedrooms and cottage living room look out past gardens to a 200 feet field, bordered by redwood trees on both sides and ending at the Elk River and forested hills beyond. Homeowner Nancy, daughter in law Katt and older son Scott transformed the East and South yards of the house and that border the cottage patio into beautiful gardens. (Formerly they were the rough untended domain of chickens and their coop). Off the cottage patio, we put in a small pond with a water feature and a meditation bench in the middle of 4 large planter beds of flowers and vegetables. Four more planter beds with vegetables lie beyond in front of the fence to the field. On the north side, there are redwoods bordering the home of Carolyn Barnett to the river. On the south side, there is a redwood forest owned by Kristie Wrigley. Our new House & Cottage Rules make it explicit to guests that this redwood forest is privately owned and NO TRESPASSING.

When guests arrive, they must complete a Registration Form (attached) which includes their license plate number(s) and a place to sign that they have read and agree to our House Rules.

Availability: Availability is all year round with check in after 3pm. Minimum stay is 1 night. To respond to a neighbor's request regarding late arrivals, we are now asking all guests to check in no later than 9:00 pm and preferable before 8. Check out is 11 am.

Guest reviews of the property site friendliness, helpfulness in offering excursion ideas, and the peace, quiet & beauty of the grounds & rooms. This has earned us AirBnB "Master Host" recognition and ratings of 4.8 and 5.0 out of 5.0. A guest book is provided in each room.

Entry and Parking: Cottage guests pull all the way up the driveway to the west of the house beyond the gate and park in front of the garage. A second car can go on the north side of the gate. The cottage entrance is a few steps to the left. House room guests park in the wide parking area in front of house and follow the steppingstones in the front yard to a gate in the

fence where there is a sign and lights at night. More steppingstones and lights in the east yard lead to the stairs to the master suite. The property can accommodate 6 cars easily and 8 if needed. Our Cottage & House Rules indicate parking must be in designated spots.

### Staff

Ours is a family business. While Nancy is the official owner and welcomer, current property management is shared by Shaun Walker, her son, and Katt Walker, her daughter-in-law. Katt also manages the cleaning for both units and handles minor service and carpentry matters. Shaun and Katt live close by in Eureka and are readily available to help. If needed, Nancy will hire an additional outside or live-in person to help with property upkeep and rental management. Many local brochures are placed in the rental units. Shaun was a photo editor and/or photographer for The Times-Standard for almost 25 years. He is available for guest consultation about the area's attractive possibilities for tourists and may someday give guided kayak, beach and redwood tours off-site.

### Meals

In conversation with Humboldt Planner, Trevor Estlow, we came to understand that the code for B&Bs does not have wording indicating we must serve breakfast. To avoid costly kitchen renovation, we have decided not to serve hot breakfasts though if guests seem to expect and need breakfast, we will have a simple continental breakfast available. A refrigerator and coffee/tea supplies and a microwave are accessible in both the cottage and the master suite. Main house room guests can eat in their room, or on the decks. Cottage guests can eat in their room, the cottage living room or on their patio adjacent to the pond and gardens.

### Measures to control potential nuisance to neighbors:

Traffic & speed limits: Before arrival, all guests receive a letter welcoming them and emphasizing the necessity to follow the less than 10 miles/hour and driving respectfully on Elk River Court, as well as the reasons for this. Nancy personally calls every new guest the day before they come to make sure they realize the importance of driving slowly. Our House & Cottage Rules also emphasize this, and guests sign on their registration that they have read and agree to the Rules. All neighbors will be made aware that I have guest license plate numbers and I will tell them again I want them to call me right away with any concerns. They also will be given Katt, Shaun and any live-in helper's phone number.

Noise: While we are not close to any neighbors, the House and Cottage Rules emphasize the importance of maintaining the quiet, tranquil atmosphere on the property and in the community. "No loud music, parties or talking".

We have added the request for quiet after 10 pm and before 7 am to our House & Cottage Rules. Guests must ask permission to have visitors and instruct all visitors about the House and Cottage Rules

A Business License will be obtained upon approval of our BnB.