

**ATTACHMENT 3A**

**Project Description from Applicant**

NORTH COAST HITCHING POST  
PROJECT DESCRIPTION

1. LOCATION: The applicants are proposing a barn/outdoor public events venue at 2190 Table Bluff RD, Loleta California 95551. The subject's property is identified as Humboldt County Assessor's Parcel No. (APN) 308-131-033-000. The property is located on Table Bluff adjacent to Table Bluff Road and is approximately 14 miles from Eureka and 8.6 miles from Fortuna. A Location Map is included as Exhibit A. A copy of the Assessor's Parcel map, Book 308, Page 13, with subject property highlighted, is included as Exhibit B. The proposed venue location is on approximately 6.5 acres and is zoned AEG (Agricultural Exclusive Grazing.) The entire property is in the California Coastal Commission jurisdiction.
2. HISTORY of USES: The property has been owned by the current owners since January of 2020. There is a residential house on the south-eastern corner of the property occupied by the current owners/applicants. The property has historically been used for agricultural operations, including the production of hay and grazing for cows and horses. The barn was originally built in 1914 as a hay barn. Since ownership, the barn has been used for hay and large farm equipment storage and the outdoor covered area on the west side of the barn has been used for farrier services. The north end of the barn has 3 horse stalls which have been used part time for horses. There is an outdoor horse corral in the far north pasture which may enclose horses during events.
3. EXISTING CONDITIONS: The subject parcel consists of 6.5 acres. The property is developed with a 4800 SF barn which was built in 1914, and a 750 SF cottage built in 1946. These are the only structures on the property involved in the applicant's proposed project. The other structures on the property include an 1800 SF garage, a second 280 SF garage, and a 2500 SF house. The entire property is fenced and gated. There are two designated areas for parking and, although the need is not anticipated, more could be made available. Parking area #1 is 21000 SF and parking area #2 is 6800 SF. Both parking areas are accessed through 14 FT gates directly from Table Bluff Road. The applicants have developed the barn with a 16 X 30 FT wooden dance floor and a western-themed saloon, which features a 20 FT long redwood bar. The barn has both 220 and 110 outlets, wall, and string lighting inside, string lighting under the covered area on the west side of the barn and safety lighting around the barn and cottage. See Exhibit C.
4. TOPOGRAPHY: The Event Venue is located on Table Bluff and is flat, with the exception of the north, south and west edges of the pastures. The south pasture is not used for the event venue. The pasture which begins at the west side of the barn is flat, and extends west for a distance of approximately 175 FT. At that point, the pasture begins to slope west at an angle of approximately 8% for approximately 95 FT, to 270 FT. From

that point, and, extending approximately 112 FT to the west property line at 382 FT from the west side of the barn, the pasture slope increases to an angle of 25%. The pasture to the north-east of the barn, where parking area # 1 is proposed, has a slight northern slope of 4%. During the months of May to October, pooling of water has not been observed in that location. Proposed parking area #2 is flat. The entire property is not in a flood plain. There are no creeks on the property. The well is located adjacent to the southwest corner of the property approximately 30 feet from the property line on parcel # 308-131-034-000. The applicants have deeded access to the well. See Exhibit C.

5. OPERATIONS PLAN: A Use Permit is requested to permit the operation of a seasonal barn/outdoor public events venue serving a maximum of 200 guests per event. The proposed venue, with parking, will use approximately 5 acres. The public events will occur only in specifically designated areas of the barn, the grassy areas around the barn, and the cottage, if rented, as shown in the Site Plan included as Exhibit C.

The barn/outdoor public events venue is proposed to be operated during the weekends (Friday through Sunday) of the dry weather period (May through October) during the hours of 10:00 AM and not to go beyond midnight. There may be an occasional wedding/event during the week. The owners will be the only initial employees of the facility. It is possible that part-time, seasonal employees will be required in the future to assist in the proposed barn/outdoor public events venue.

6. SITE PLAN, FLOOR PLAN: An area for ADA compliant parking on the west side of the barn that will also accommodate ADA bathrooms and is proposed. A commercial kitchen is not proposed as part of this Plan of Operations Report, and caterers will prepare food for the events in their own off-site commercial kitchens and deliver the food fully cooked to the venue. Licensed, insured food trucks would also be an option. An exception of allowing barbecuing on an existing gravel area in back of the barn away from the barn and guests is proposed. On-site water will be used 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 in compliance with State of California Department of Alcoholic Beverage Control regulations. The applicants have developed the barn with a 16 X 30 FT wooden dance floor and a western-themed saloon, which features a 20 FT long redwood bar. The barn has both 220 and 110 outlets, wall and string lighting inside, string lighting under the outdoor, covered area on the west side of the barn and safety lighting around the barn and cottage. A specific, designated area of the barn is to be used for events. This area does not include the inside stairway or the upstairs room, the room directly under the upstairs room, the two shops on the east side of the barn, or the area north of the indoor arbor. The horse corral in the north meadow is also not included for use by renters or guests. There is a one bedroom plus den cottage adjacent to the barn. It may be rented along with the barn, or separately, and may be rented on weekdays as well as weekends. The garages and residential home are not available for use as part of the event venue. See Site Plan as Exhibit C.

7. WASTE MANAGEMENT: By-products and disposal from the proposed operation will include solid and liquid waste. A recycling program will be implemented for collection of plastic water bottles and aluminum cans. The venue will provide five large garbage cans and industrial strength liners. The renters will be responsible for emptying the garbage cans throughout the event on a as-needed basis, taking the bags to their truck beds or dump trailers they will provide. Renters are responsible for removing all food from inside the barn by the end of the evening of the event, removing all garbage from the premises by 1:00 PM the day after the event, and taking it to a disposal site.

Portable toilets will be provided for liquid waste (sewage) during events. The venue will provide an ADA portable bathroom, an ADA handwashing station, and a regular portable bathroom. They will be serviced weekly. The appropriate number of toilets, based on the number of attendees, will be determined by the Humboldt County Health Department. If the event requires more than two provided toilets, the venue will provide them for the event at the expense of the renters.

8. TRAFFIC MANAGEMENT and CONTROL: Access to the venue will be directly off Table Bluff Road via two 14 FT wide gates. One leads directly into the proposed general parking area #1, in the pasture to the north-east of the barn. The second gate is leads to a flat meadow immediately adjacent to, and east of, the barn and cottage. Parking will be provided completely onsite, immediately adjacent to the event as shown on Exhibit C-highlighted areas. Although need is not anticipated, more parking space could be made available in the pasture to the south of the residence. The proposed ADA parking will be developed on the west side of the barn. Vehicles will leave the parking areas via Table Bluff RD. Two parking attendants will direct cars coming into the venue, and provide parking directions, one half hour before an event is to start.
9. FIRE SAFETY, MAXIMUM OCCUPANCY, EMERGENCY/EVACUATION INGRESS AND EGRESS: The Fortuna Fire Department Marshal, Lon Winburn, came to the property for an inspection. He addressed the fire extinguishers and the capacity. One fire extinguisher is required, however two are at recommended locations, which are within a maximum travel distance of 75 feet, and conspicuously located along normal paths of egress where they will be readily accessible. Fire Marshal Winburn determined the total occupant load in the barn to be 200 persons. Illuminated exit signs are above the two barn doors. Emergency vehicles will have easy access through two 14 FT wide gates off Table Bluff Road. There are two additional 14 FT wide gates, which could also be accessed by emergency vehicles, if necessary. Those gates are located off Table Bluff Road adjacent the applicant's residence, and the pasture on the south end of the property.
10. PROTECTION of AGRICULTURAL USES: The venue will be seasonal and temporary in nature. As noted above, the facility is seasonal, in that events will only be scheduled during the summer and fall months. The facility is temporary in nature because it is

desired to preserve the agricultural potential of the AEG status, in the event that the barn/public events venue is discontinued. All facilities proposed to be utilized by the public events venue will be used, to the fullest extent possible, to minimize permanent or irreversible degradation of the agricultural potential of the parcel. The parking areas will be mowed and weeded on a regular basis. The owners intend to preserve the agricultural potential of the pasture, minimize long-term compaction of the field, minimize undesirable weed infestation of the field, and minimize the potential for dust. The pastures were managed in this manner since 2020 when the owners purchased it and it remained green and growing year-round.

11. NOISE: Music and noise cannot go beyond property lines. Some events will include amplified music. A neighboring residence is located approximately a 652 FT from the event area, and is buffered by existing trees, landscaping, fences, and the road. Representatives of each event will be required to sign a contract governing the use of the property during their event. Provisions of each contract include specific noise restrictions and reserve the owner's right to immediately cancel the event if noise is excessive, and/or the event becomes unruly in any manner. In the event of cancellation, all persons must leave the property within 30 minutes.

#### CONCLUSION:

The North Coast Hitching Post is a unique, rustic, western-themed venue with a spectacular view overlooking the Pacific Ocean. The applicants have developed the barn with a 16 X 30 FT wooden dance floor and a western-themed saloon, which features a 20 FT long redwood bar.

Since hosting a private wedding and a private celebration of life this year, the applicants have been inundated with requests for use of the barn and meadows for future weddings, birthday parties, anniversary celebrations, fundraisers, mixers, baby showers, round-up parties, and celebrations of life. The applicants have spoken with several established event coordinators in Humboldt County, and all have expressed the strong desire of their clients to hold their events in the uniquely rustic indoor/outdoor barn settings. These coordinators have said bookings in Humboldt county must be made at least a year or two in advance. The owner of The Barn By Fernbridge has indicated she is completely booked well into 2023.

Due to this demand, many brides are choosing to marry outside of Humboldt County, removing tourist revenue such as caterers, florists, officiants, rental facilities, photographers, hotels, motels, gas stations, restaurants, gift shops, hairdressers, and general tourist destinations within the county. The applicants desire to provide a revenue-building event venue for the community to gather.