

**SUPPLEMENTAL INFORMATION
NUMBER:**

For Planning Commission Agenda of:

Consent Agenda Item	Item Number:
Continued Hearing Item	Item Number:
Public Hearing Item	Item Number:
Department Report	Item Number:
Old Business	Item Number:

Re:

Record Number:

Assessor's Parcel Number (APN):

Area:

Attached for the Planning Commission's record and review is the following supplementary information:



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

Memorandum

To: Planning Commission

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

Date: February 1, 2022

Subject: Item 12: Brodt At the Bluff Farm-Stay,
Conditional Use Permit and Coastal Development Permit Modification

Attached are revised conditions for the application referenced above. The changes result from the overlap between the existing approved event permit and the proposed farm stay. The conditions have been simplified to indicate all existing conditions for the event venue remain intact, and thus the proposed conditions relate solely to the Farm Stay. New Condition 1 makes this clear. The other condition modifications are summarized as follows:

Modifications to conditions 3, 7 and 8 are made for clarity, no change in regulatory effect.

Conditions (prior numbering) 8, 9, 10 and 11 are delated as they are related to parking and there is sufficient parking available at the farmhouse given the level of use.

Conditions (prior numbering) 13, 14, 15, 16, and 17 are deleted because they are conditions for the event venue and not applicable to the farm stay.

Condition 18 is deleted because it is so broad as to be unenforceable. This is a required finding for approval of the CUP.

Condition 19 is deleted because it is unnecessary as this requirement is county code.

Condition 20 is deleted because it is ambiguous about how this relates to the farm stay.

Informational note 1 is deleted because there is no physical development proposed.

Also attached are additional letters submitted in support of the application.

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

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

Conditions of Approval:

~~1. All Conditions of existing Special Permit and Coastal Development Permit (PLN-2018-14105) for the event venue remain in effect.~~

~~2. Farm-Stays shall be conducted consistent with the approved project Operations Plan and Description and these conditions of approval. Changes to the project, except for Minor Deviations per Section 312-11.1 of the Humboldt County Zoning Regulations, shall require modification of this permit.~~

~~3. Per the referral comments received from the Environmental Health Department on August 16, 2021, The Farm-Stay requires plan review and Restricted Food Services Facility Permit w//from DEH Consumer Protection Program if facility is providing potentially hazardous foods or and onsite produced baked goods for gift baskets at the farm stay. Applicant must submit Application to Operate a Water System to DEH Consumer Protection Program and meet all requirements to operate as a transient non-community water system depending on number of connections~~

~~3.4.3. Applicant shall obtain a Building Permit for any proposed physical alteration of the existing structure used for the proposed Farm-Stay operation.~~

~~4.5.4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.~~

~~5.6. Within five (5) days of the effective date of the approval of this permit, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$50.00.~~

~~6.7. The property owner shall reside onsite during overnight stays. No consistent with previous discussions.~~

~~7.8. No more than four (4) guest bedrooms with a maximum of eight (8) guests will be used-allowed at one time. Only Farm-Stay guests will be served food from the kitchen located within the existing farmhouse to be used as a Farm-Stay. The owner/operator shall reside on the premises. No other onsite kitchens are approved for use to serve Farm-Stay guests as part of this permit.~~

~~8. There shall be a minimum of one (1) parking space for each sleeping unit, plus two (2) manager parking spaces.~~

~~9. Each normal size parking space shall be not less than eight feet (8') wide, eighteen feet (18')~~

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long and contain seven feet (7') of vertical clearance.

~~10. All parking must be located on the project site.~~

~~11. The parking area shall be annually aerated in November to ensure soils are not compacted.~~

~~12.9. Permanent signs advertising the site must comply with the following standards: "One sign is permitted advertising the Farm-Stay establishment. Notwithstanding any other provision of this Code, such sign shall not exceed four square feet (4sf) in the aggregate, shall be non-moving, and shall have, if any, only illumination which is indirect and non-flashing and shielded to prevent illumination off-site" (HCC §313-44) Zoning Regulations.~~

~~13. **Noise:** All amplified music and speakers shall be directed inward from property lines and turned off by 10:00 p.m. Noise level shall not exceed 60 dB at the property line and not be continuously or significantly heard on neighboring properties. Noise readings using a handheld meter approved by the Planning Division shall be taken from the north and east property lines during each event with amplified music. The results of each reading shall be logged and included in the Annual Monitoring Report.~~

~~14. The applicant shall be responsible for proper off-site disposal of trash the cleanup of any litter created by each Farm-Stay. Containers for disposal of recyclable item shall be provided.~~

~~15. Any exterior lighting associated with a Farm-Stay shall be directed so as not to extend beyond the boundaries of the parcel and shall be limited to actual Farm-Stay dates.~~

~~16. **Calendar:** The applicant shall provide to all interested neighbors, a calendar schedule of Farm-Stays planned for the season. The notice shall include a contact number for the event operator, the days and times of each Farm-Stay, the expected number of guests, the days and times for set-up and clean-up.~~

~~17. **Hours of operation:** Set up and cleanup of event site shall only occur on Fridays and Sundays from 12:00 p.m. to 6:00 p.m. For Saturday events, all guests must leave the event site by 11:00 p.m.~~

~~18. The use shall be conducted so as not to be detrimental to the public health, safety, or welfare, or a nuisance.~~

~~19. All uses and development on Assessor's Parcel Number (APN) 106-111-004, require permit. Prior to development for new uses and implementation of new uses, the applicant shall consult with the Planning Department.~~

~~20. **Unpermitted uses:** Vacation rentals are not a permitted use on this parcel. Use of the residence in a manner inconsistent with the zoning shall constitute a violation and shall be grounds for permit revocation of this use permit. The Farm-Stay shall not be advertised as a vacation rental.~~

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Informational Notes:

~~1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law~~

~~requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.~~

2.1. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.

3.2. The Conditional Use Permit and Modification to a Coastal Development Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.



1919-2019 HONORING THE PAST,
LOOKING TO THE FUTURE.

January 4, 2022

Farm Stay at The Bluff

RE: Letter of Recommendation

for Merritt and Brian Brodt

To Whom It May Concern:

Merritt and Brian Brodt and their family have been dairy farming in Humboldt County for five generations. As a fourth-generation dairy processor here at Rumiano Cheese Company I write this letter in support of the proposed "Farm Stay at The Bluff" agricultural experience. This unique experience will allow guests to gain knowledge of a working organic dairy with the comfort of returning to the modern-day recently restored 1852 Farmhouse at The Bluff. Visitors will be able to enjoy locally made dairy products including organic cheese, butter, and milk while staying overnight.

Venues such as Farm Stay at The Bluff allow farmers to diversify into new businesses providing additional jobs while at the same time promoting the growing local agricultural tourism industry. As lifelong residents of Humboldt County, the Brodts are aware of the appeal of the rural lifestyle and seek to support the genuine topics being used by the Humboldt County Visitors and Convention Bureau to promote the area.

As mentioned, Farm Stay at The Bluff will be a positive addition to our local agricultural community by educating guests about the great history of the dairy industry in Humboldt County and showing modern workings of an organic dairy. This experience will bring attention to the differences in dairy compared to other parts of California and the country, where geographic and climate challenges negatively impact operations and effect overall perceptions of the dairy industry.

Historic Ferndale with its fine Victorian Houses known as "Butterfat Palaces" due to their connection to dairy, is a great destination to visit allowing tourists and locals alike to experience everything that is Humboldt County, from seeing the Coastal Redwoods to the Pacific Ocean and Lost Coast. Farm Stay at The Bluff will be a positive addition, and option for people to experience while visiting.

Sincerely,

Joby Rumiano

Ferndale Chamber of Commerce
Ferndale, CA 95536
January 27, 2022

TO: John Ford
Director, County of Humboldt

CC: Merritt and Brian Brodt

RE: Farm Stay at The Bluff PLN-2021-17197

The Ferndale Chamber of Commerce Board of Directors supports Brian and Merritt Brodts' request for the "Farm Stay at The Bluff" permit.

The Brodt family operate a state of the art, clean facility that is compliant with both the Humane Society and the environment standards. They are excellent stewards of the land.

We strongly encourage you to approve the Brodts' request to operate an agricultural tourism entity on their property thereby allowing a diverse array of people to have the opportunity to experience life on a farm, to understand where their food comes from and to connect and collaborate with the people who produce it. This type of experience is in great demand.

Mary Ann Bansen, FCC Board Member:

"For the past 44 years, my husband, Pete, and I operated a dairy farm in Ferndale. During this time, we honored numerous requests from school groups, businesspeople, researchers, families, and a wide variety of local, US and international parties to visit a working farm.

Two years ago, we retired and left a void for people who are eager to visit and stay on a working farm in Eel River Valley."

The Brodt's request will ensure these opportunities for connections will continue.

Sincerely,

Ferndale Chamber of Commerce Board Members

McClenagan, Laura

From: Merritt Brodt <gbbrodt@yahoo.com>
Sent: Monday, January 31, 2022 6:11 PM
To: Ford, John
Subject: Fw: letter

[Sent from Yahoo for iPhone](#)

Begin forwarded message:

On Monday, January 10, 2022, 6:18 PM, Joann Dewey <joanndave@bendbroadband.com> wrote:

January 10, 2022

Dear Mr. John Ford,

I would respectfully like to ask that you consider to grant Merritt and Brian Brodt a permit for "Farm Stay at the Bluff".

My family previously owned this property since the late 1950's. I sold it to my cousins the Brodt's in 2013. They did a marvelous job over the years renovating the house which must be 100 years old or better. The barn was a mess, no floor, old hay stacked high and still manure left from when it was run as a dairy farm. They have made the barn a beautiful event area. This young couple has worked hard to keep up with the times.

The economy of Humboldt has been drastically cut over the last 20 years. Logging and fishing are no longer the chief money maker in Humboldt. The dairy and cattle business is also not what it used to be. It is a shame that the only thing you hear about is "Humboldt Gold".

This young couple is looking at the future and understands they need to expand the business of farming. This is an ingenious idea. If we can get more people coming to places like this it will expand Humboldt's economy. They will learn how it all comes about and appreciate the farmer and the farmer's pledge to be "Stewards of the Earth".

I hope you grant them this permit. It is good for Ferndale and good for Humboldt.

Jo Ann Dewey (born in Humboldt, Grand parents came to Grizzley Bluff 1900)

60674 Teton Court

Bend, Oregon

McClenagan, Laura

From: Merritt Brodt <gbbrodt@yahoo.com>
Sent: Monday, January 31, 2022 5:02 PM
To: Ford, John
Subject: Fw: Fwd: Plan 2021 17197

Hi John here is the letter from Sharon Souza Thompson who grew up on Church lane with her 7 sisters and mom and dad. Thank you Merritt

[Sent from Yahoo for iPhone](#)

Begin forwarded message:

On Wednesday, January 26, 2022, 7:12 PM, Mel Thomsen <mel@norwestappraisalservice.com> wrote:

----- Forwarded Message -----

Subject:Plan 2021 17197
Date:Wed, 26 Jan 2022 19:11:38 -0800
From:Mel Thomsen <mel@norwestappraisalservice.com>
To:jford@co.humboldt.ca.us

Attn.: John Ford

Regarding - Farm Stay at the Bluff Proposal.

We support Bryan and Merritt Brodt, 5th generation dairy farmers, in their support of the dairy industry.

My family is from a dairy background and understand what they are going through.

We moved to Church Lane, Ferndale, in 1964 after the big flood. We were a family of 10, with 3 teenagers going to high school with after school activities and new jobs. Everyday we used Church Lane to capacity and the following years would see it have even greater use with 5 more girls going to high school and having baby sitting jobs on the weekend.

The neighbors never complained and we were also always courteous. There were 8 girls in our family, which produced a lot of traffic, which included boy friends all hours of the day and night.

Using this fine old refurbished home for a bed and breakfast would be a benefit to Ferndale and bring a lot of joy for those you are not accustomed to fine country living and family values. This would be progress at its finest.

Sincerely,

Sharon Souza Thomsen