

January 28, 2022

Public comment regarding;

Brodt At the Bluff Conditional Use Permit and modification of a Coastal Development Permit
Project No. PLN-2021-17197 Assessor's Parcel Number (APN) 106-111-004 Ferndale area

Below is a condition of approval of the Brodt's wedding event venue that was stipulated by the Humboldt County Planning Commission.

PLN-2018-14105 Brodt Ranch Revised Conditions of Approval per PC 6-04-2020

23. Unpermitted uses: Vacation rentals are not a permitted use on this parcel. Use of the residence in a manner inconsistent with the zoning shall constitute a violation and shall be grounds for permit revocation of this use permit.

Since the wedding venue has been in place the At the Bluff Farm Stay has continued in operation year-round in violation of zoning and issued permit. This has brought year-round, unpermitted traffic and hardships on our once quiet street.

Personally, I have had people staying At the Bluff Farm Stay driving at unsafe speeds, open my gates to unlawfully access my property, trespass on my fields and dogs that are traveling with them chasing my livestock. When I've told the Brodt's about this I've been told "We'll say something to them" and my all-time favorite was a "ghost most of done it".

This is not a personal attack on the Brodt family, I get along well with them. However, it is impactful on my family's quality of life, and this does affect my ranching operation and livelihood.

I believe this is a zoning change and should be brought before the California Coastal Commission since it's classified as Agriculture Exclusive and CEQA would apply. To grant this application would violate the terms of the current permit and the wedding venue should be immediately terminated.

Below are screenshots of the At the Bluff Farm Stay page I took last year. As you can see, of the two months pictured it is booked weekly. The Farm Stay page "disappeared" a few weeks ago and they have many reviews. At the Bluff Farm Stay is also advertised in local businesses in Ferndale.

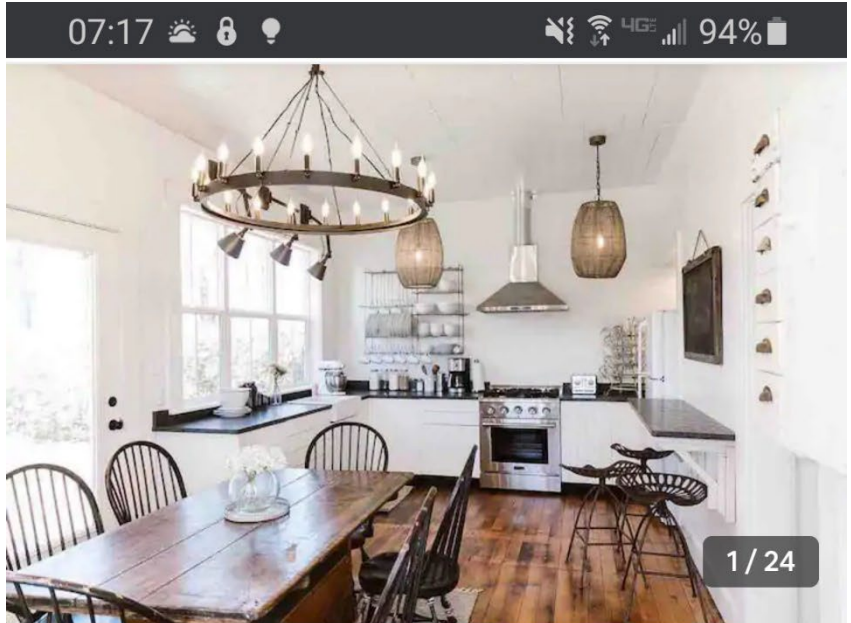
I urge the planning commission to reject this permit and enforce the terms of the existing permit.

Respectfully submitted,

Rick Nicholson

235 Church Lane

Ferndale, California



FarmStay at the Bluff Longterm rental/Wedding Venue

★ 5.0 (65) · Superhost ·

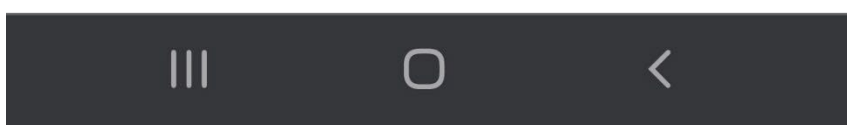
Ferndale, California, United States

Good price. Your dates are \$88 less than the avg. nightly rate over the last 3 months.



\$189 / night
May 9 – May 14

Reserve



07:16

95%



airbnb.com/rooms



Clear dates

Select check-in date

Add your travel dates for exact pricing

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	30	

May 2021

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

\$190 / night

★ 5.0 (65)

Save



07:16

95%



airbnb.com/rooms



Clear dates

5 nights

May 9, 2021 - May 14, 2021

Su	Mo	Tu	We	Th	Fr	Sa
30	31					

June 2021

		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July 2021

\$189 / night

★ 5.0 (65)

Save



