



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Hearing Date: November 14, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

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

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Hearing Date	Subject	Contact
November 14, 2019	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 wedding and party venue in accordance with H.C.C. §313-62. The average number of events would be 10-12 weekends per year occurring mostly on weekends from 12:00 p.m. to 12:00 a.m. during the dry season commencing May 1 and ending October 31. Amplified music would be included and turned down low enough so that significant or constant sound is not heard on neighboring properties. The applicant would provide portable toilet facilities and be responsible for ensuring trash is properly disposed of after each event. Patrons would be responsible for providing the food and beverages. The venue will allow up to 300 attendees and 200 vehicles parked on-site. 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.

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: None.

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

BRODT WEDDING/EVENT VENUE
SPECIAL PERMIT AND COASTAL DEVELOPMENT PERMIT
Project No. PLN-2019-14105; APN 106-111-004

Recommended Zoning Administrator 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:

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 Special Permit and Coastal Development Permit subject to the recommended conditions of approval.

Executive Summary: A Special Permit is required under H.C.C. section 313-62.1 to hold temporary events in the Coastal Zone. Allowing supplemental uses such as birthday parties or weddings on agriculturally zoned land within the Coastal Zone has previously been supported by both the County and the Coastal Commission if it can be demonstrated that the seasonal event venue will not be incompatible with the existing agricultural operations. The Operations Plan demonstrates that this temporary activity will not be in conflict with the primary use of the property because: 1) the activity is seasonal (May 1 through October 31); 2) the activity does not require the development of non-agriculture structures; 3) the intensity, size, number, and duration of events is limited; 4) the parking area is aerated in November to ensure soils are not compacted.

The parcel is zoned Agricultural Exclusive (AE), and since temporary supplemental uses are not a principally permitted use on Coastal Zone agriculture lands, the proposed event venue is appealable to the Coastal Commission pursuant to Coastal Act Section 30603(4), and because of portion of the proposed event parking area is sited in the mapped appeal jurisdiction. However, Humboldt County Code Section 313-62.1 allows temporary uses with a Special Permit. Additionally, in the past the Planning Division and the Coastal Commission has supported proposals to establish temporary event facilities on AE zoned land by a finding of no substantial issue after it was demonstrated that the wedding venue would not be incompatible with existing agricultural operations or require the development of non-agricultural buildings on prime soils. Such a 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.

Events would not use on site water or involve cooking facilities – catered food and drink would be transported in by the event patron. Trespass outside of the immediate event area would not be permitted, the applicant would be on-site to monitor the area and provide traffic control to ensure a smooth ingress and egress of autos. At the end of the event season, reclamation of the parking field would include aeration of the soil to ensure it does not become compacted and could be quickly converted back to full agricultural production. The only permanent change

would be near the barn in an area already intended for use by vehicles. This change would be a concrete ADA parking space and paved path of travel from the parking space into the barn.

There are no NWI wetlands or Transitional Agriculture Lands 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 approximately 450 south. 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 to sensitive biological resources are anticipated.

Neighboring property owners who also use Church Lane as their primary road access have contacted the Department requesting that the County re-evaluate the width and condition of the common road access as part of the project review (Attachment 5). This communication was originally sent in response to public hearing notice given for another project at the Brodt Ranch property, consisting of a second agricultural residence. Planning staff believes that the issue of road adequacy is directed to the present project application.

Church Lane is a narrow, paved public roadway extending south from Grizzley Bluff Road approximately one-half mile and ending at the Brodt property. The roadway serves 6 parcels in addition to the Brodt parcel, including four individual residences. Public Works advises that the road receives limited maintenance similar to other low volume roadways. It appears that the abutting property owners keep the vegetation on the road shoulders in a condition such that two vehicles may pass using the shoulder. A condition of approval will require that the vegetation is kept in a low, drivable condition during the May through October event period.

Even though the use of the road for the wedding/event venue is of a short duration and seasonal, conflicts with adjacent agricultural landowners could arise if the event coincides with the movement of livestock, farm products or equipment. To ensure that any impacts are avoided and minimized the permit is conditioned to require that the applicant provide a minimum of 72-hour advanced notice of a scheduled event to the owners using the Church Lane for access, describing the date, the beginning and ending time, and a local contact number.

Staff Recommendation: Following an on-site inspection, a review of Planning Division reference sources, and a review of comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit.

Alternatives: Three (3) alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and refer the application to the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval or; 3) the Zoning Administrator 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 ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-
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 Ranch Special Permit.

WHEREAS, Merritt Brodt submitted an application and evidence in support of approving a Special Permit and Coastal Development Permit for an event venue which 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 (Case No. PLN-2018-14105); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on November 14, 2019.

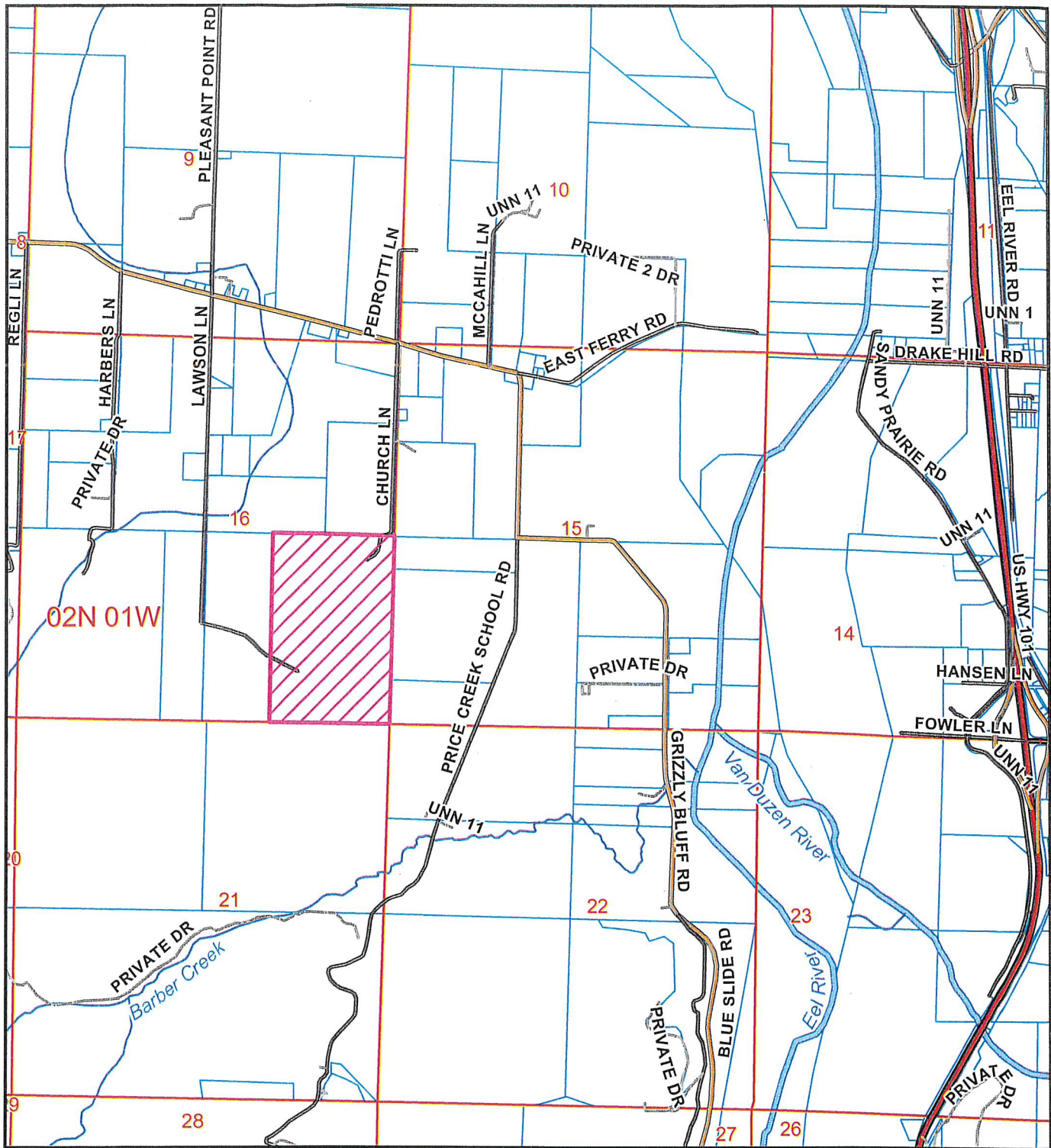
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. The Zoning Administrator 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 November 14, 2019.

I, John H. Ford, Zoning Administrator 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 said Zoning Administrator at a meeting held on the date noted above.

John H. Ford
Zoning Administrator, 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

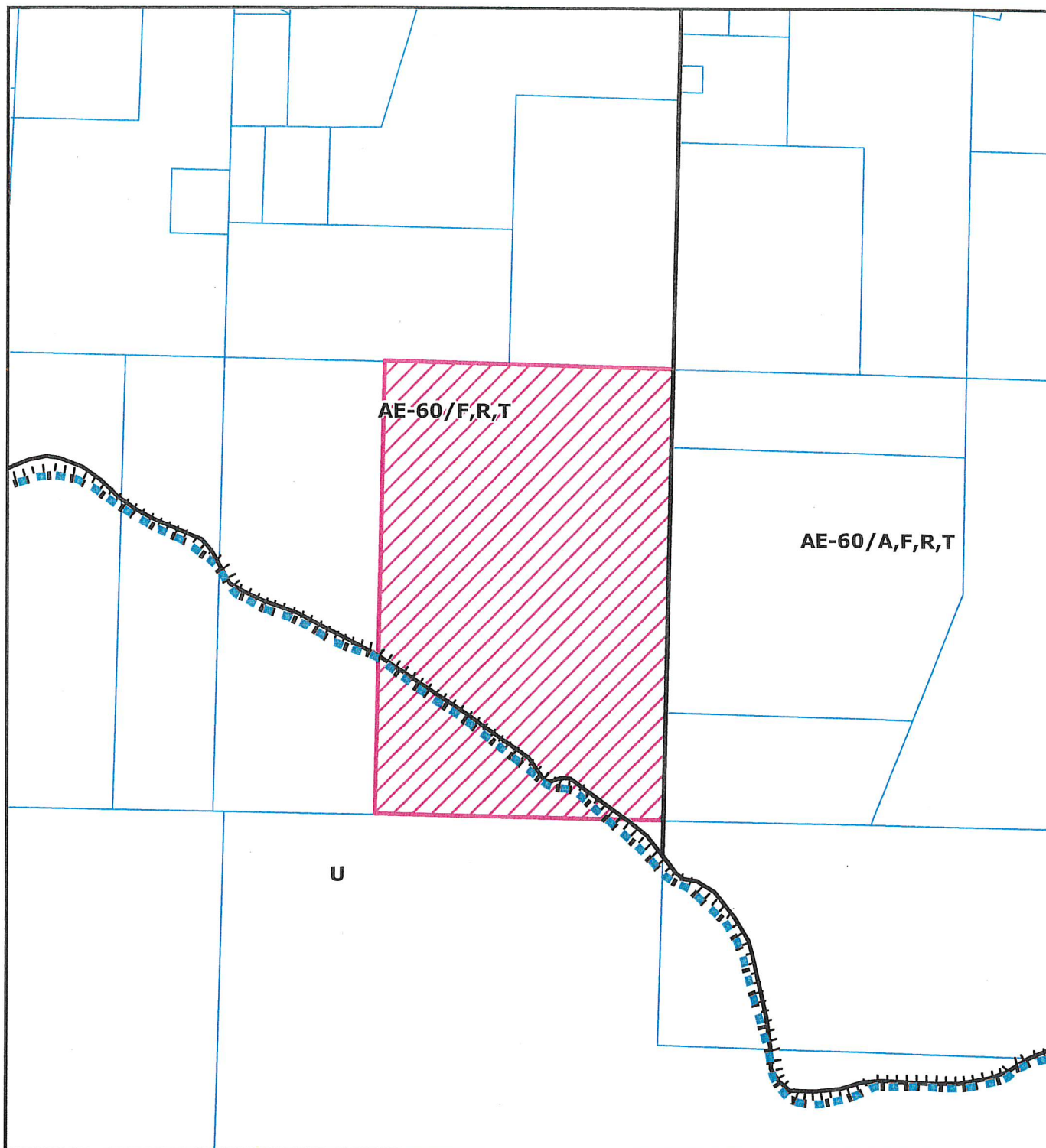
T02N R01W S16 HB&M (Fortuna)

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.



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Miles



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 

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.

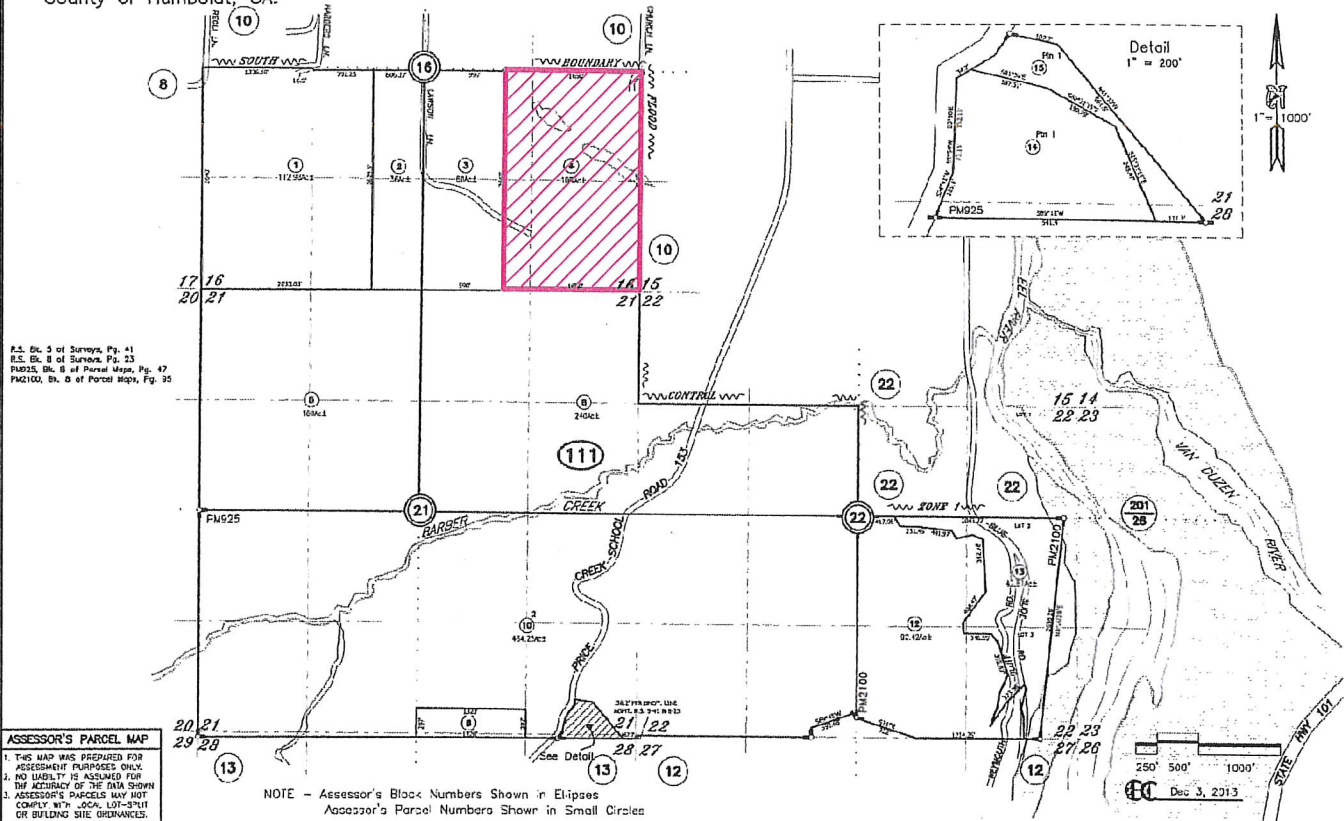


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 Feet

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

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

106-11



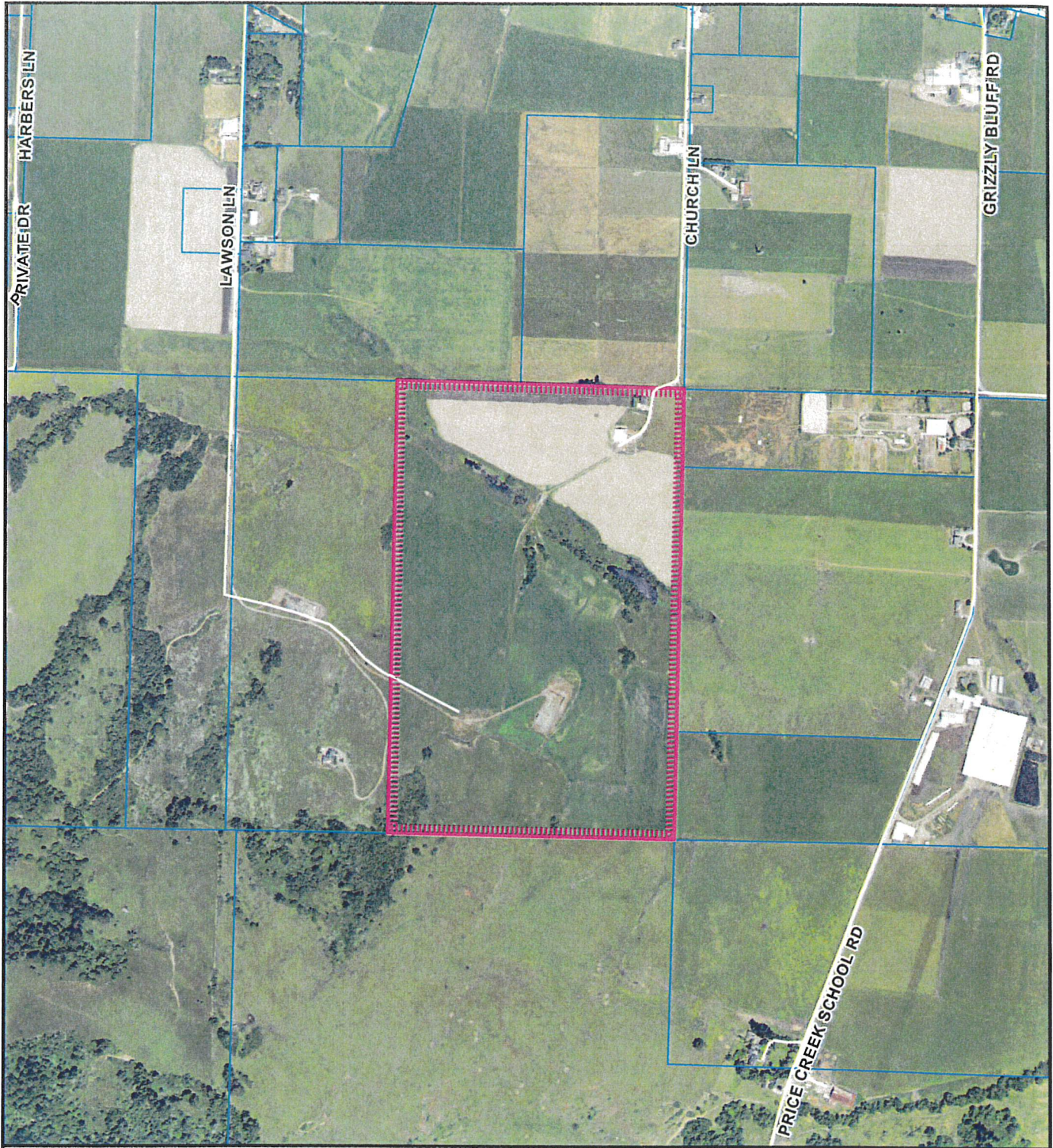
ASSESSOR PARCEL MAP **PROPOSED BRODT RANCH** **CONDITIONAL USE PERMIT &** **SPECIAL PERMIT** **FERNDALDE AREA** **CDP-18-013/SP-18-111**

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.

APN: 106-111-004
T02N R01W S16 HB&M (Fortuna)

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

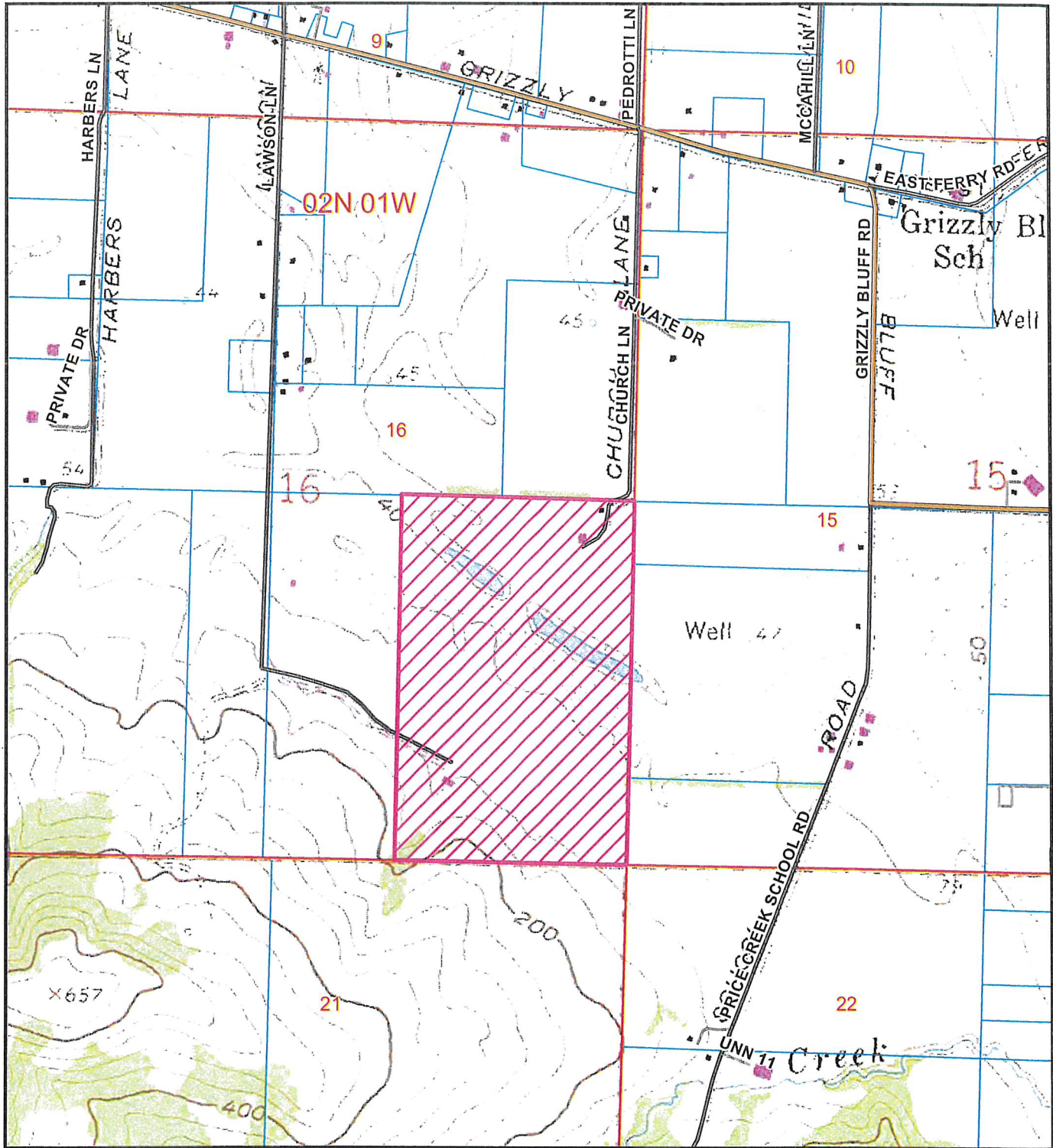
T02N R01W S16 HB&M (Fortuna)

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.



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Feet



TOPO MAP

**PROPOSED BRODT RANCH
CONDITIONAL USE PERMIT &
SPECIAL PERMIT
FERNDAL 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.

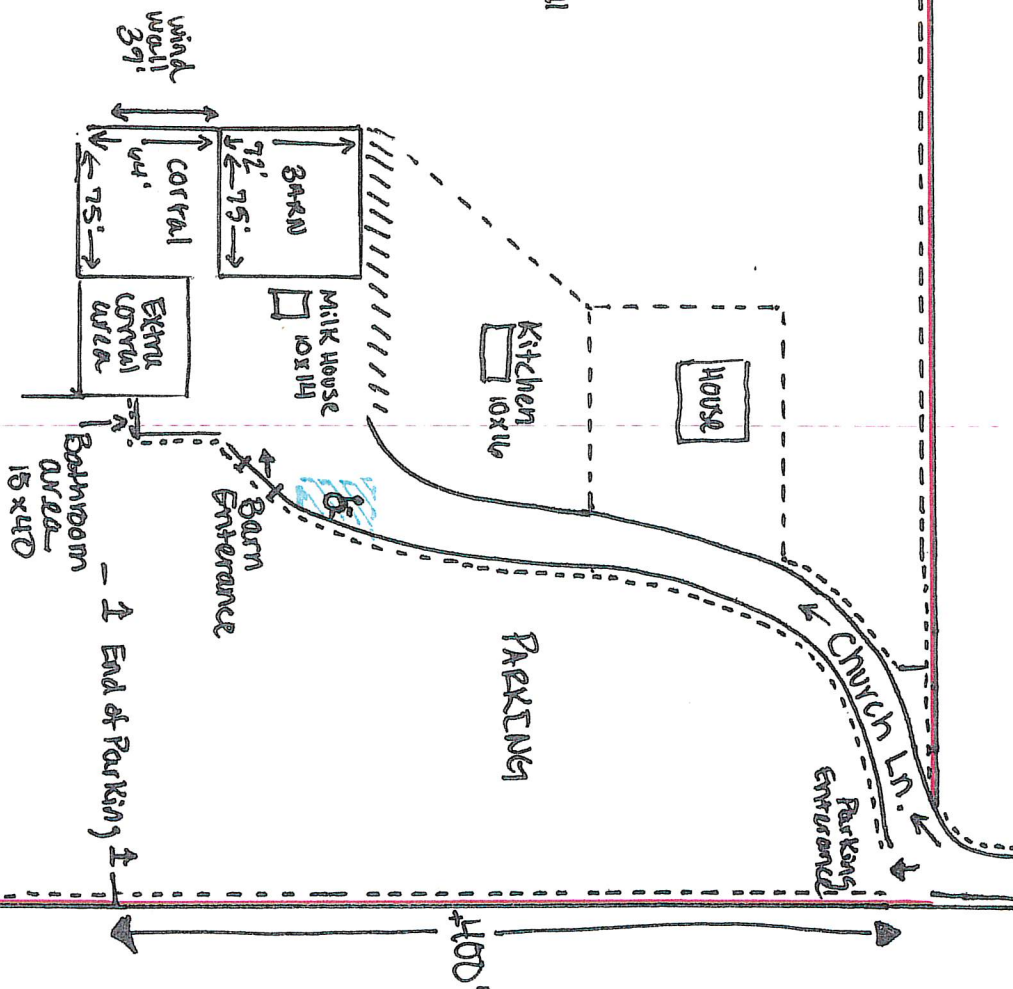


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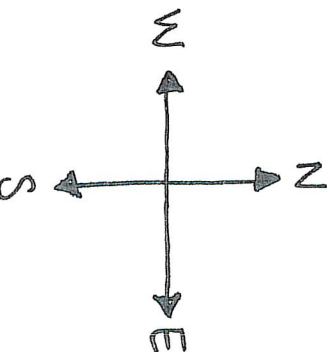
Farmland

Well



530 Church Ln.
Farndale CA
106-111-004

--- Fence
///// Slope
--- Property line
Handicap parking



ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Special 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 maximum number of events per month between May 1 and October 31 shall not exceed four (4).
4. The applicant shall provide onsite traffic control at the entrance gate to ensure orderly and constant traffic flow into the site and ensure there are no traffic backups onto the public right of way on Church Lane
5. All parking must be located on site. There shall be no parking along Church Lane. The parking area shall be aerated in November to ensure soils are not compacted.
6. 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 pursuant to Section 313-87.3.2.5 of the Zoning Regulations.
7. All amplified music and speakers shall be directed inward from property lines. Noise level shall not exceed 60 dB at the property line.
8. The applicant shall be responsible for proper off-site disposal of trash the cleanup of any litter created by each event.
9. 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.
10. The use shall be conducted so as not to be detrimental to the public health, safety or welfare or a nuisance.
11. The applicant shall provide 72-hour advanced notice of a scheduled event to the owners using the Church Lane for access, describing the date, the beginning and ending time, and a local contact number.
12. The applicant shall assure that vegetation adjacent to the roadway is maintained in a low, drivable condition during the duration of the event period, May through October. This maintenance may be coordinated with the other property owners using the roadway and the County Public Works Department.

13. The applicant shall submit an annual monitoring report for the first three (3) years of operation to the Planning Division by October 31 of each year (once use has been initiated). The report shall identify compliance with the plan of operations and conditions of the permit, and shall identify complaints received, if any, and how the concerns were addressed by the applicant. 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 reporting requirement may be reduced or extended at the discretion of the Planning Director.
14. The applicant is responsible for receiving all necessary permits and/or approvals from state and local agencies.

Informational Notes

1. If archaeological finds dating to the prehistoric and/or historic periods are encountered during construction activities, the contractor foreman shall cease all work in the immediate area and within a 20-meter (66 foot) buffer of the discovery location and immediately notify the Manila Community Services District (MCSD) General Manager. A qualified professional archaeologist shall be retained by MCSD to conduct a rapid response examination of the find, assess its potential significance, and recommend a treatment plan in coordination with the Project Engineer and others as appropriate to recover important information where significant impacts cannot be avoided. A professional experienced in historic era archaeology shall be required to evaluate and treat historic period finds. In cases where Native American archaeological constituents are inadvertently discovered, the Tribal Historic Preservation Officers (THPOs) for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe will be consulted by the about the discovery's significance and development and implementation of a culturally sensitive treatment plan to be carried out by the consulting archaeologist and tribal representatives as appropriate.

Prehistoric archaeological discoveries may include obsidian or chert flakes and flaked-stone tools; locally darkened ashy midden soils with fire cracked rock; shellfish and faunal food refuse; groundstone artifacts such as mortars and pestles; shell beads and ornaments; and intact human burials or skeletal remains. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to identify the Most Likely Descendant (MLD), who shall recommend to the property owner the appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99. Examples of potentially significant historic archaeological finds include but are not limited to: mortared bricks or rock alignments (possible building foundations) or redwood boards or lined pits (in place structural remains); concentrations of refuse (old bottles, ceramics, metal objects, etc.) that may have been discarded into a pit feature (privy or well); concentrations of refuse lying below or mixed with a distinct burned layer (marked by charcoal, melted glass, pot-lidded ceramics, etc.). The project needs to also be conditioned by the Inadvertent Discovery of Human Remains" protocol cited in the Nov. 2017 report by Roscoe (Sec. 6.1, Page 35), as it is consistent with State laws.

2. 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 where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary

date. The period within which construction or 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 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
Land Use §5.3 Agricultural Exclusive (ERAP) 3.34 Agriculture	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. Nonagricultural development must not impair agricultural viability or diminish the productivity of prime agricultural lands.	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 would place limits on the number, size and duration of events which would minimize potential conflicts with the primary use of the land, and neighboring agricultural uses resulting from traffic, noise, trespass, etc. The productivity of the pasture area will be maintained because the parking area will be aerated in November to ensure soils are not compacted.
Geologic ERAP 3.39	New construction shall be built to protect occupants from geologic hazards.	The property is in an area of low slope instability.
Flood Hazards ERAP 3.39	All new development shall conform with the County Flood Insurance Program.	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.
Environmentally Sensitive Habitat ERAP 3.41	Designated sensitive habitats and natural resources shall be protected.	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, no permanent structures.

Biological Resources §3.4 (ERAP)	Protect designated sensitive and critical resource habitats.	The property contains areas exhibiting both upland and wetland characteristics. There are no NWI wetlands or Transitional Agriculture Lands 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 approximately 450 feet south. 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 to sensitive biological resources are anticipated.
Archaeological Resources ERAP 3.29	Cultural and paleontological resources shall be protected.	A previous CDP application (CDP-18-014) was referred to the Northwest Information Center (NWIC) for their review. Bear River was also referred. NWIC found no records of cultural resources on the property and deferred the final comments to Bear River. The final recommendation was for a condition of approval Inadvertent Discovery Protocol.
Visual Resource Protection ERAP 3.42	New development shall protect special communities which have unique visual characteristics.	The parcel is not in a Coastal View area, nor a Coastal Scenic area.

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 permitted 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 when there are no agricultural activities occurring. 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 to 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 certain areas 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 to sensitive biological resources are anticipated.

4. Public Health, Safety and Welfare; and 5. 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.	All reviewing agencies have either not commented or recommended approval of the proposed project.

CEQA Guidelines	Categorically exempt from State environmental review.	<p>Categorically Exempt pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land) of the CEQA Guidelines.</p> <p>General Rule 15061(b)(3): Can be seen with certainty that there is no possibility that the activity may have significant effect on environment.</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</p> <p>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 mid point 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; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 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 which 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 file)
- Operations Plan (attached)
- Plot Plan (attached)
- Prime Agricultural Land Mapping (attached)

WEDDING VENUE

530 CHURCH LANE
FERNDALE CA, 95536

OPERATION TIMES: Mostly weekends (Saturdays) and May to October.

AVERAGE EVENTS PER YEAR: 6 to 12

AMOUNT OF PEOPLE: 0-300

BARN: Existing barn "main event space" 72x75 the barn has a concrete floor, 3 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.

MILK HOUSE: 10x15 Existing remodeled (extra space).

KITCHEN: 10x16 New basic kitchen (sink, water, and power).

WIND WALL: 12x39 New permanent wall with windows and a 12 ft. overhanging roof to block wind and provide an extra outdoor area.

CORRAL: 75x64 Corral area can be used for ceremony and or reception. String lights over corral.

EXTRA CORRAL SPACE: Extra space if desired.

BATHROOMS: We will provide portable bathrooms: 1 handicap restroom, 1 regular restroom, and 1 hand washing station. They will be located in the designated restroom area, east of corral.

PARKING: Guest will be parking in the field east of the barn. Handicapped guest will have parking next to the barn.

**The barn and event area is over 450 feet away from a pond. Guest will not be allowed in this area.

**There is good drainage on the property and no water build up around the barn or in fields.

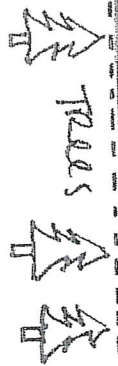
**Handicapped parking will be next to the barn. Handicapped guest will be told to continue down Church Lane to the barn instead of parking in field.

* Hours per Event 12pm - 6pm and 9am - 12pm (next day cleanup)

* PARKING IN DIRT FIELD FOR > 200 CARS

* Amplified music stops at 10:30pm

* Lighting confined to barn and corral Area



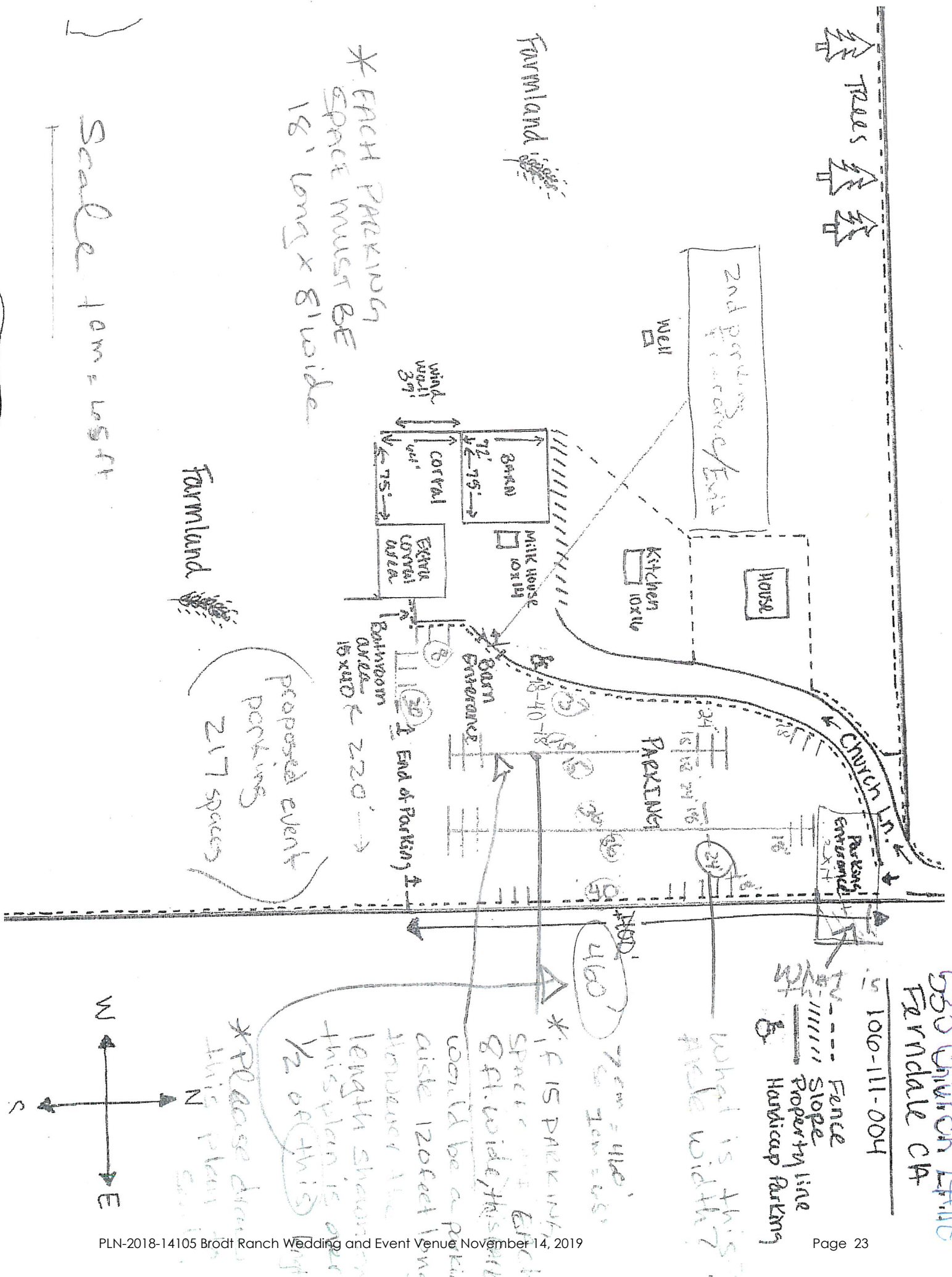
Trees

Farmland

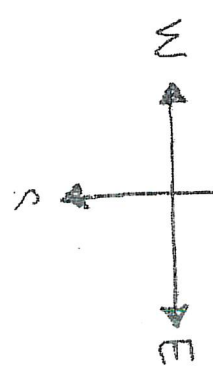
* EACH PARKING SPACE MUST BE 18' long x 8' wide

Scale 10m = 105 ft

Farmland



Proposed event parking
217 spaces



* If 15 parking spaces are each 8 ft wide, this would be a parking aisle 120 feet long. This plan is over 1/2 of this.

460'

what is this? aisle width?

100-111-004
Fence line
Slope
Property line
Handicap parking

530 Church Ln. NE
Ferndale CA



POD GIS Map

Humboldt County Planning and Building Department

- Highways and Roads**
- Private or Unclassified
 - Intermittent
 - Principal Arterials
 - Major River or Stream
 - Subsurface
 - Minor Arterials
 - Blue Line Streams
 - City Boundary
 - Major Collectors
 - Perennial 1-3
 - Counties
 - Minor Collectors
 - Parcels (Owners no labels)
 - Local Roads

0 350 700 1,400 Feet
0 0.05 0.1 0.2 Miles
RF= 1:9,028 1 in = 752 ft



Printed: October 31, 2019

Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:

While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Source: Humboldt County GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, NRCs, NWI, CDFW, DHHS

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	Attached
Building Inspection Division	✓	Approval	✓	
Environmental Health				
California Coastal Commission	✓	No Comment	✓	
CDFW	✓	No comment	✓	
Public Works Land Use	✓	Conditional Approval		✓
NWIC	✓	Contact local tribe(s)	✓	
Bear River Band				
Wiyot Tribe				



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

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

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

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

AVIATION 839-5401

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7651
445-7421

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

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

FROM: Kenneth Freed, Assistant Engineer *KF*

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

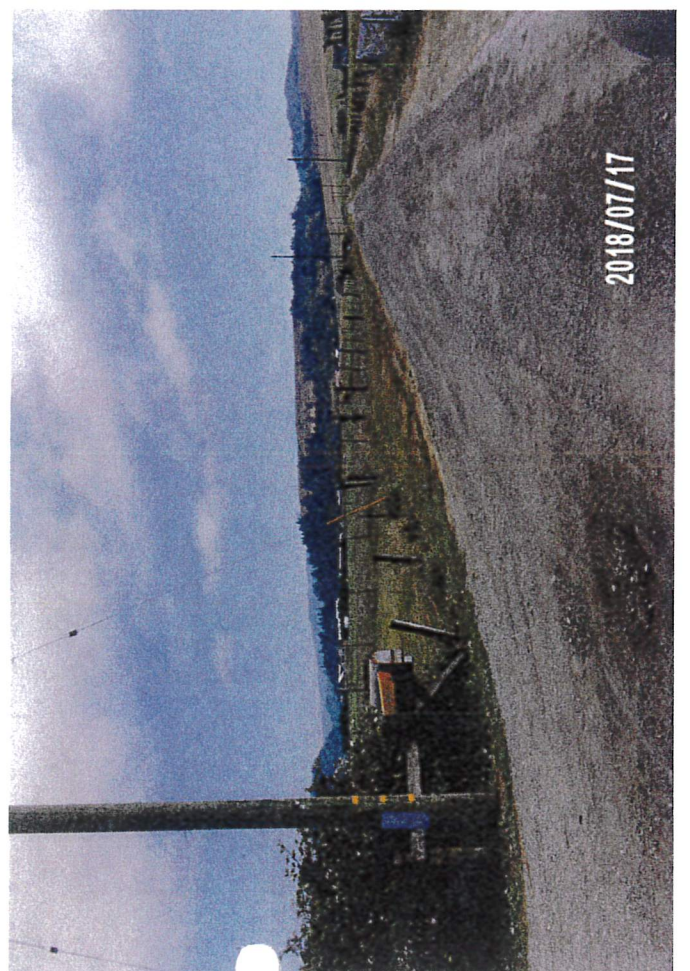
SITE PLAN: The site plan does not show the proposed layout of the parking area. The event parking gate structure is placed approximately fifty feet past the end of the County maintained road. The entrance shown in Photo 2 above will only allow for one-way traffic.

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



ATTACHMENT 5
Public Comment Received

ATTN: Joshua Dorris

RE: APN: 106-111-004

APPLICATION: #14156

OWNER: BRODT

CONCERN: ACCESS

Dear Joshua Dorris,

Regarding the above Parcel, please consider the following concerns of owners and residences on Church Lane in Ferndale California.

Access to the property is currently used through Church Lane which is less than 30 feet wide and supporting daily active agricultural activities of dairy and farming properties for over a century. It is somewhat paved with many pot holes in need of repair as well as pulverized and crushed gravel, creating dust which is documented to cause both human and livestock health issues.

We request a re-evaluation of this access due to the expansion and current use of the property which has an impact to the existing businesses and properties of Church Lane. The original access was Price Creek Road.

Thank You,

Owners and Residents of Church Lane