

November 13, 2019

**Public comment regarding;**

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

**ATTACHMENT 1 RECOMMENDED CONDITIONS OF APPROVAL**

**3. The maximum number of events per month between May 1 and October 31 shall not exceed four (4).**

I would like to see the maximum number of events be limited to no more than 12 per calendar year as referenced in the Land Use Memorandum dated 05/20/2019 authored by Kenneth Freed, Assistant Engineer County of Humboldt Public Works Department.

While I appreciate the amount of time, effort and money the Brodt's have spent on the event venue; the amount of traffic generated per event is not what Church Lane is capable of safely accommodating. I also strongly support that amplified music stopping at 10:30 pm and all events be concluded by midnight. My house sits extremely close to Church Lane and we hear every car that drives by. If events are held every weekend, this is extremely disruptive to my family's quality of life. Traffic starts on a Friday for setup, peaks on Saturday and continues on Sunday for clean-up. Events are not just a "one day event". This is not including the traffic generated by renting the house located at the venue site as an Air B&B rental during the week.

**ATTACHMENT 2 Staff Analysis of the Evidence Supporting the Required Findings**

**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;**

I applaud the Brodt's efforts to reduce the speed of the event's participants by placing temporary 10 MPH signs along Church Lane during events in response to neighborhood concerns. However, it is largely ignored by guests of the wedding venue. This is safety issue for the residents and guests of Church Lane. Church Lane is a single lane road with unimproved grass shoulders on each side. When parking vehicles at my house, the road is so narrow we must exit our vehicle into the traffic lane. Not only does this place my family and friends at risk, it also places passing traffic in an unsafe situation especially if the driver is not paying attention to driving. My wife and I both have almost been struck by speeding vehicles not paying attention while walking on the shoulder of Church Lane to our barns located a short distance from our house on the opposite side of Church Lane.

As a working ranch, during events at the Brodt's venue there are instances when I have to alter my schedule so I don't cause traffic issues on Church Lane. There are times during ranch activities when time is an issue. When I'm trying to harvest feed during a favorable weather window or move cattle from Church Lane to another ranch it's a hardship to stop and comeback another day or several hours later when there's a lull in traffic. If there are events scheduled for every weekend during the summer months this effectively shuts my operation down two days a week.

Respectfully,

  
Rick Nicholson

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