

## Ridgefield Weddings and Events

### Operations Plan for Overnight Guests

APN: 500-011-024-000

Venue Address: 2242 Fickle Hill Rd

Zoning: TPZ

#### 1. Overview of Use

Ridgefield Weddings and Events is a dedicated wedding venue offering full weekend experiences, including lodging for up to 14 overnight guests directly associated with wedding events. Overnight stays are exclusively limited to members of the wedding party or guests attending the hosted event. The property will not be used as a short-term rental or for vacation lodging by the general public.

#### 2. Guest Accommodations

- Total Overnight Guests: 14
- Sleeping Arrangements:
  - Main House: Up to 12 guests
  - Wild Iris Suite: Up to 2 guests
- Stay Duration: Guests typically stay two consecutive nights during wedding weekends.
- Check-in/Check-out: Check-in at 3:00 PM, Check-out by 11:00 AM

#### 3. Parking & Traffic

- Parking for Overnight Guests: Overnight guest vehicles may park on-site in designated guest areas. There is no formal limit on the number of overnight vehicles, though parking will remain within established, on-site parking areas to avoid impacts to roadways or neighbors.
- Traffic Impact: Minimal, as overnight guests are part of the event group.
- Emergency Access: All driveways meet fire and emergency vehicle access requirements and provide adequate turnarounds.

#### 4. Noise Management

- Quiet Hours: Enforced from 9:30 PM to 8:00 AM, in compliance with our Conditional Use Permit.
- Amplified Sound: All amplified music ends by 9:30 PM.
- Oversight: An on-site host remains available overnight to ensure guest adherence to quiet hours. Guests are informed in writing at booking and check-in.

#### 5. Lighting

- Downward-Shielded Fixtures: All outdoor lighting is shielded and downward-facing to minimize glare and protect night skies.

**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Public Hearing

**SUBJECT:**

Ridgefield Events; Conditional Use Permit  
Assessor Parcel Number: 500-011-007  
Record Number: PLN-2024-18885  
Arcata area

A Conditional Use Permit (CUP) to authorize the use of the property as a seasonal venue for special events (primarily weddings) between April and October. The events would include up to 120 guests per event and a maximum of 30 events per year. Elopement events would be scheduled Monday through Thursday (typically between 2-20 guests max) and weddings on Friday through Sunday (typically between 30-120 guests). Hours of operations will be 9:30am to 9:30pm, with guests on site generally from 1pm to 9:30pm. Events will be centered in the terrace area in front of the existing residence. Portable toilets will be used during events and on-site parking will be made available. Food for events will be provided through off-site catering.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_). (Attachment 1) which does the following:
  - a. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - b. Finds the project exempt from further environmental review pursuant to Section 15301 *Existing Facilities* and 15304 *Minor Alterations to Land* of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
  - c. Approves the Ridgefield Events Conditional Use Permit subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** This project is in the Arcata area, on the northeast side of Fickle Hill Road, approximately 800 feet northeast of the intersection of Wagon Jack Lane and Fickle Hill Road, on the property known as 2242 Fickle Hill Road.

**Present Plan Land Use Designations:** Residential Estates and Timberland (RE2.5-5, T) Humboldt County General Plan, Density: 2.5 to 5 acres per dwelling unit, Slope: Low/High Instability (1/3).

**Present Zoning:** Timber Production Zone (TPZ).