

H.3

Michael Klein, Associate Planner

Humboldt County Planning Commission

Re: Ridgfield Events Conditional Use Permit Modification

Record # PLN-2025-18885-MOD01 - APPEAL

As owners of a property directly across Fickle Hill Rd. from the Ridgewood Events, we write again to oppose the modification proposed to the existing Conditional Use Permit.

We initially did not oppose this commercial use of the property as Scott Davies presented it to us as "a small family business" with most weddings having about 14 guests, but it has grown beyond that and his intent appears to have it continue growing. We agree with our neighbors about problems with noise and the adverse effects to Fickle Hill Rd which is already in need of repair. There are potholes and a dangerous obstruction from a very large redwood root that grows out across the road in one place that endangers the westbound traveler unfamiliar with this obstacle who will not have encountered it going up the hill and may be driving after celebrating with alcohol.

Our primary concern however is about water. We are members of a small community water system, Crestview Estates Water, of 7 families. We received a low interest loan from the state about 40 years ago which allowed us to improve our system which consists of water from a stream, Kelly Creek, which is pumped up 1000 feet to a slow sand filter and then into 6 tanks for a total of 12,500 gallons. The water flows by gravity down to Fickle Hill where it flows along eastward to 6 homes. Scott Davies' former home is served separately. All of our system is on the Davies property and we have deeded easements to it. We also have a legal agreement that runs with ownership of each parcel which states that the water is to be used for "single families and garden use". We specifically were denying commercial use of the water. Our system barely supplies the families that are on it and it is not unheard of for us to purchase water in late summer. My family put in a rain catchment system for 15,000 gallons and an additional 3000 gallon tank of Crestview water on our property to ensure that we could have a large garden and additional storage for the Crestview water system. We believe that Scott intends to increase his use of our water as in a recent email to members of the system he is stating that our agreement is not legal and we should not be able to restrict it's use for members future developments. He states his 6 years on the Arcata Planning board as authority for this.

For the above reasons we remain opposed to the proposed modifications of the applicant's CUP.

Sincerely,

Joann and Eric Olson



H-3

September 18, 2025

Clerk of the Board of Supervisors  
Humboldt County Courthouse, Room #111  
825 5<sup>th</sup> Street  
Eureka, CA 95501

RE: Appeal of Planning Commission Approval of Modification PLN-2025-18885MOD01

On Monday September 15<sup>th</sup> I filed an appeal of the Planning Commission's recent approval during the September 4, 2025 Planning Commission Meeting of PLN-2025-18885MOD01. While this appeal was filed in my name, I am presently acting as a spokesperson for a group of six concerned neighborhood land owners and residents who met on September 10<sup>th</sup> to discuss whether or not we believed there were grounds for an appeal. These six current members of this neighborhood group are:

1. Kenneth and Margaret Stumpf owners of 2300 and 2340 Fickle Hill Road;
2. Lorien and Tony Sanchez, owners of 2262 Fickle Hill Road;
3. David and Donna White, owners of 2066 Fickle Hill Road;
4. Phylis Geller, owner of 33 Inga Lane;
5. Ethan Heifetz and Lesley Hull, owners of 2450 and 2476 Fickle Hill Road; and
6. John Bergenske, owner of 26 Wagon Jack Lane, 56 Wagon Jack Lane, and 2145 Fickle Hill Road.

As neighbors of Ridgefield Events, which is located to the east, northeast, and north of all of us in this neighborhood by as much as a ¼ mile away, we found the resulting decision by the Planning Commission to approve the proposed modification by a 4-0 vote to be the result of what we observed to be **a flawed process.**

*Base  
Ground*  
Some of us, based on past discussions with Scott Davies, initially gave our support to his application for a **temporary** Conditional Use Permit to operate what has become the Ridgefield Events venue. All of us, after not even two full seasons of venue operations, have reversed our positions and no longer support his efforts. He has had his chances to manage the venue so it would not impact and disturb us, but the disturbances continue. Based on his actions, statements, and mismanagement of just the venue's noise we no longer believe that he is committed to this neighborhood, especially in light of the fact that he has moved out of the residence at 2242 Fickle Hill Rd and no longer resides on the property.

Many of us had never attended a public hearing of this nature and were unfamiliar with all the workings of the hearing other than to know that we had a 3-minute time limit during which to provide our input. As a result, we all came with prepared statements designed to fit within the three-minute limit, which was adhered to during our Public Comment period. No one spoke in support of the modification and all who did speak were stopped at the three-minute limit. Not one of us knew what information Scott Davies, the applicant **representing Ridgefield Events**, was going to present and we certainly didn't know how he was going to respond to our concerns

and issues regarding the proposed increase in the number of events (from 30 to 40) and guests (from 125 to 175), as well as the allowance of up to 3-day overnight stays (for up to 14 guests).

After hearing many misstatements, inaccurate responses, deflections, and complete failures to answer some very pertinent questions from the Planning Commission regarding his operations we found that there was not an opportunity to provide any rebuttal, a right that was given to the applicant, but not the concerned neighbors. We also found there was no opportunity to pose questions to the Planning Commission that we believed they should have considered regarding the proposed modification; one such question is "Why are you discussing an increase in number of guests to 175 **guests**, and subsequently reducing it down to an increase of 150 **guests** (which was eventually approved), when the recent large scale septic system noted in the modification was for a maximum of 150 **people (not guests)?**" The applicant had touted during the hearing to having a substantial number of employees present over 2 8-hour shifts for the large events to service parking, traffic, and service of food and alcohol, as well as other management staff and vendors making deliveries. The Planning Commission never recognized the apparent difference between **guests** and **guests plus employees** at the venue using a septic system designed for only 150 people. One Commissioner did ask the applicant how many employees he had, but in response the applicant hemmed and hawed and never did answer the question.

As a result, one of the main reasons for this appeal is that it provides the neighborhood with a chance to rebut what the applicant provided as public testimony and correct the public record, so that a rational common-sense decision is made for this neighborhood instead of a decision that is detrimental to this neighborhood and basically only benefits Ridgefield Events. The neighborhood submitted comments against the adoption of the modification in the amount of 18-1. We believe that an **opportunity to rebut prior testimony by the applicant** that he provided to the Planning Commission that they subsequently did not question and that may have influenced their decision to approve this modification is but one valid reason to appeal the approval of this modification.

Furthermore, after some discussion, we agreed that we should also appeal the approval of the modification based on some of the **procedural issues** we observed regarding the actual hearing and the **lack of due diligence** on the part of the Planning Commission to adequately consider, review, and question materials submitted by both the applicant Scott Davies and the many members of this neighborhood who participated in the public hearing and/or submitted written responses to the proposed modification by the deadline of 12 pm on September 4, 2025.

One procedural issue regards the request (emailed on August 29<sup>th</sup> and contained in the Public record) to delay the hearing until California Highway Patrol (CHP) information requested in late August under the California Public Records Act regarding under-the-influence accidents, incidents, and arrests on Fickle Hill Rd over the last 10 years could be received, summarized, and analyzed to determine if there had been an increase in under-the-influence problems since the start of the venue. A delay was not granted and we were told by email on August 29<sup>th</sup> "I know you want to provide CHP data, but that may not present any relevant data. Your experience as a neighbor is relevant." I'm sorry, but since when is under-the-influence data that may be related to an entertainment venue serving alcohol and potentially releasing many

Future Devotee for original Plan  
ON STAY

improvement >>

RE  $\Rightarrow$  REDWP



Intent was NOT to Increase # of events

in Particular # of Unplanned Events -

This is why the PC did not increase  
the # of events from 30 to 40 as requested in the  
modification.

Devoted for CUP  
Permit

after 2024 Season

Induced Voluntary Improvements.

Condition of CUP 4B cease

ADA Compliant 300 ft<sup>2</sup> Restroom -

150 person non-standard in situ sophisticated

that requires a pressurized permit.

possibly "buzzed" or under-the-influence drivers late at night on a hazardous road they are likely unfamiliar with not a relevant issue? Such data would either confirm that there is or is not a potential problem with increasing the number of guests and number of events at the venue. It is relevant either way. The email further suggested that we rely on the Planning Commission to recognize this request for a delay and they would grant a delay or an extension based on this prior request if they thought under-the-influence driving was a significant issue in this matter. The Planning Commission never even considered the potential increases in under-the-influence drivers as an issue, as it was neither addressed nor questioned during the Planning Commission's discussion of this modification. I contacted both the CHP and the Humboldt County Sheriff's Office and they do believe that under-the-influence driving is a serious and relevant issue in Humboldt County. However, it apparently is not viewed as an issue or concern when considering a modification to a Conditional Use Permit that in all likelihood can only increase the potential for such problems. As for the statement "Your experience as a neighbor is relevant" I beg to disagree. 18 neighbors were complainants versus one old letter of support from back in March before all the problems this summer. An 18-1 difference in the type of written comments as well as every single oral presentation by neighbors seems to have had absolutely no bearing or relevancy to how the Planning Commission decided this proposed modification.

Please note that we are now also requesting from the City of Arcata Police department under-the-influence accident, incident, and arrest information for at least the past 5 years to determine under-the-influence events further down Fickle Hill Road after it enters the City of Arcata.

Another example of a procedural issue during the hearing is that during the Public Comment period no one was allowed more than 3 minutes. I personally asked for more time; "Could I use my wife's 3 minutes? She's here" I asked. I had six questions I wanted to ask based on Scott Davies' presentation and desperately wanted to rebut points he had made during his presentation, but was told "No" so that ended my presentation. However, during Scott Davies' 3-minute rebuttal he went over the 3 minutes; the clock kept ticking, and no one on the Planning Commission cut him off. The clock ticked past 4 minutes and continued and still he was not cut off. The clock was then shut off at approximately 4:19 and he continued to talk. I have not had a chance to review the video, but I'd estimate he may have talked 5-6 minutes, whereas we were all cut off at 3 minutes. We view this as an inappropriate procedural issue of the Planning Commission. It certainly appeared as though they were granting the applicant special privileges, especially when you consider we had no chance to rebut the misstatements he made during his presentation and rebuttal.

An additional procedural issue we noted was that only two Commissioners appeared to be prepared for the meeting as it was delayed for at least 30 minutes until two other Commissioners were called and asked to attend, one who was apparently sick and the other who stated he'd been out fighting fire. The addition of both these Commissioners created the minimum quorum of 4 Commissioners. Given their state when they arrived, one sick who may not have planned on attending and one who admitted he was out fighting fire, we must question whether or not they had adequately prepared for the meeting, as it appeared neither planned to attend. One of these Commissioners even stated earlier in the meeting something to the effect that he wished he hadn't come and that he had stayed home with his wife instead (I'll provide

The neighbors

look for some sort of  
way to support...

Given feeing an arylid no. 87 event  
every week =  
Fever arylid units in  
excess for overnight stays

---

2:20 approx. with  
2:21 150 limit  
under  
under → 40 w/ no arylid  
events

the statement verbatim after I can review the video). It did not appear to us that these Commissioners were adequately prepared for this Public Hearing. We believe matters, such as these, are also grounds for an appeal.

Lastly, given the complete lack of questions, comments, or discussion regarding any concerns mentioned by complainants, other than regarding noise, during the Planning Commission's Discussion of this modification, we question whether they even considered the other potential impacts associated with increasing the number of events, number of guests, and allowance of overnight stays.

The potential detrimental impacts that were NEVER questioned or discussed that relate to our concerns and issues involve:

1. The potential impacts of increased traffic on a hazardous poorly maintained county road like Fickle Hill Rd;
2. The potential increase in the number of potentially under-the-influence drivers that depart from the venue late at night and then drive approximately 2.3 miles (1.6 miles on County Road) on a narrow, winding, hazardous, 2-lane road until they are back on more normal city streets in Arcata.
3. The potential detrimental impacts on the local water table due to the increased consumption of water associated with more guests, more events, and overnight stays;
4. The potential detrimental impacts on the local water quality due to the increased human waste/effluent that is no longer collected in B&Bs and removed from the property but is instead now processed on site with a massive new septic system that may potentially impact the local water table and nearby springs used as water sources in the neighborhood;
5. The potential detrimental effects due to increased risk of igniting a catastrophic forest fire initiated by a careless guest or employee of the venue;
6. The potential detrimental impacts of loss of property value due to having to list "Noise Pollution" as a known defect on any future California Real Estate documents or contracts related to the sale of our property (see the Public Record Comment by Mark Burtchett of Benchmark Realty).

We believe that the Planning Commission's **failure to address even one of these issues** indicates a potential failure to perform due diligence while performing their responsibilities as Planning Commissioners. We believe this is another valid reason to protest the approval of this modification.

We have one other concern regarding due diligence. The Planning Commission never realized that the applicant had apparently circumvented their Commission when he switched his sanitation system under the Conditional Use Permit from temporary B&B type toilets to a



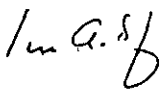
permanent 150-person massive and customized septic system. The implementation of this new system is of a permanent and likely costly nature that we believe should have been reviewed by the Planning Commission. We are concerned that this costly new septic system will be used in the future to justify continuance of this 5-year **temporary** Conditional Use Permit. It doesn't appear that the applicant is thinking this is a temporary venture, but is instead planning to make it a permanent recreational event venue. Can the applicant do the same with adding ADUs to the parcel and only needing administrative approval through the Building Department rather than being subject to a review, public hearing, and approval by the Planning Commission? It is of great concern to this neighborhood that the applicant is using his knowledge of the "ins-and-outs" of the different County departments and the planning and development processes to build piece by piece a large recreational resort that completely degrades our neighborhood and that we will have no way to prevent this from happening.

For all these reasons we ask that the approval of PLN-2025-18885-HUM be overturned by the Board of Supervisors. We also ask that either the Planning Commission or the Board of Supervisors either add conditions to the present Conditional Use Permit or enter into a stipulated agreement with Scott Davies and Ridgefield Events to cease all further improvements of a permanent nature on the property and that any heretofore improvements since the original Conditional Use Permit was issued shall not be deemed as a justification to renew or continue the current Conditional Use Permit in the future.

In closing, we as a neighborhood group have decided to take a proactive approach to protect our neighborhood. Of particular note is that we have started our own traffic study on Fickle Hill Road centered on the location of the Ridgefield Events venue and will be seeking grant funding for this study with the State Office of Traffic Safety, hopefully with the support of the Public Works Department. We are also all getting our potable water tested to develop a baseline level of water quality that can be compared with future samples. As previously noted, we are also requesting from the City of Arcata Police department under-the-influence accident, incident, and arrest information for at least the past 5 years to determine under-the-influence events further down Fickle Hill Road after it enters the City of Arcata. In the future we want to provide relevant data to the Planning Commission rather than deal solely with potential impacts that have apparently not been considered so far in the Planning Commission's decisions.

Sincerely,

Kenneth Stumpf  
2025.09.18  
'00'07- 09:19:22



Kenneth A. Stumpf  
Current Spokesperson for a Group of Concerned Fickle Hill Neighbors  
2300 Fickle Hill Road  
Arcata, CA 95521  
(707) 822-7737



CRP is Jerry cleans?  
DP " " "

SD EXPANDING TO 40 WOULD NOT INCREASE  
2:01: The number of AMPLIFIED EVENTS.

I'm Arla

SD: WOULD NOT COMMIT TO < 30 amplified  
2:08:00 events

2:08:50 SD: ~~MAY ADDITION~~ EXPANSION IN # OF EVENTS WOULD  
FOR UNAMPLIFIED  
HAVE TO BE ~~THE~~ SMALLER EVENTS -

IS: IT'S A LITTLE BIT DISCOURAGING  
THAT WE APPROVED THIS EVENT SITE  
A LITTLE OVER A YEAR AGO <sup>WITH</sup> TO GERMAN

Scandal: "currently permitted for 2:07:47 =  
SD: ~~went~~ 70 amplified events"

\* \* 2:11:00 NO!! NOT according to his question  
PCAN!!!  
was't commit to < 30 events amplified -

Only way to reduce total events by  $\frac{2}{3}$   
is to count each unsub event as 1 event!!  
Otherwise there is no decrease in amplified  
events.

**Date: October 18, 2025**

**Issue: Ridgefield Events, 2242 Fickle Hill Rd has proposed a modification to CUP PLN-2024-18885 to increase the number of Events from 30 to 40 events and the maximum number of guests from 120 to 175; in addition, they have requested that they be allowed to host over-night guests at their facilities.**

**The Humboldt County Planning Commission (HumCoPC) during a Public Hearing held on 9/4/2025 voted 4-0 to approve the modification PLN-2025-18885MOD01 and allow over-night stays of up to 14 guests/night and a maximum of 150 guests per Event. The HumCoPC held constant the number of Events at 30 events per season (mid-April through mid-October) but defined a new type of Event that included a 3-day package of a Rehearsal Dinner preceding the day of the wedding, a large amplified Wedding and Reception, and a Morning Brunch on the morning following the wedding/reception.**

**Treating the new 3-day package as 1 Event likely increases the total number original CUP Events from 30 Events to 78 original events if Ridgefield Events schedules 26 3-day packages or up to 74 original events if Ridgefield Events schedules 22 3-day packages and 4 weekends of 2 Event weddings and Receptions during the 26-week season.**

**This redefinition of the original CUP Event (one day Small Event of either 2-20 guests or a Large Event of 21-125<sup>8</sup> guests) will likely result in nearly double the number of guests visiting and using the Ridgefield Events venue and traveling Fickle Hill Rd.**

**We, the undersigned parties ask the Humboldt County Board of Supervisors to:**

- 1. Overturn the HumCoPC decision to approve modification PLN-2025-18885MOD01.**
- 2. Mandate that no further modifications be made to CUP PLN-2024-18885 until the potential detrimental impacts and effects of the current levels of events and guests at the Ridgefield Events venue have been identified, evaluated, and determined to either impact or not impact the Fickle Hill neighborhood in the vicinity of the Ridgefield Events venue. Potential detrimental impacts to be evaluated include:**
  - a. Noise Pollution**
  - b. Fickle Hill Road Traffic**
  - c. Under-the-influence Drivers on Fickle Hill Road**
  - d. Catastrophic Fire Danger**
  - e. Loss of Property Value**
  - f. Water Quality**
  - g. Water Quantity**

3. Mandate that no permanent improvements of any sort associated with the operation of the Ridgefield Events venue be permitted on parcels associated with the Ridgefield Events venue; these parcels presently include APNs 500-011-024 and 500-011-026 owned by the Stenborg-Davies Trust and APN 500-021-012 owned by the Robert E & Martha A Haynes Trust.

Name	Address	Date
1. <u>DAGAN SHORT</u> <u>Dagan Short</u> Signature	<u>96 INGA RD. Fickle Hill</u> <u>Arcata, CA 95521</u>	<u>10/21/2025</u>
2. <u>David White</u> <u>David D. White</u> Signature	<u>2066 Fickle Hill Rd.</u>	<u>10/7/2025</u>
3. <u>Donna White</u> <u>Donna White</u> Signature	<u>2066 Fickle Hill Rd</u>	<u>10/21/2025</u>
4. <u>Phyllis J. Geller</u> <u>Phyllis J. Geller</u> Signature	<u>33 INGA ROAD, Arcata</u>	<u>10/21/2025</u>
5. <u>Jerry L. Hall</u> <u>Jerry L. Hall</u> Signature	<u>33 INGA RD</u> <u>Arcata, CA 95521</u>	<u>10/22/2025</u>
6. <u>Lisa Murphy</u> <u>Lisa Murphy</u> Signature	<u>60 Inga Rd</u> <u>Arcata, CA 95521</u>	<u>10/22/2025</u>
7. <u>Morgan Fay</u> <u>Morgan Fay</u> Signature	<u>60 Inga rd</u> <u>Arcata, CA 95521</u>	<u>10/ /2025</u>

**Date: October 18, 2025**

**Issue: Ridgefield Events, 2242 Fickle Hill Rd has proposed a modification to CUP PLN-2024-18885 to increase the number of Events from 30 to 40 events and the maximum number of guests from 120 to 175; in addition, they have requested that they be allowed to host over-night guests at their facilities.**

**The Humboldt County Planning Commission (HumCoPC) during a Public Hearing held on 9/4/2025 voted 4-0 to approve the modification PLN-2025-18885MOD01 and allow over-night stays of up to 14 guests/night and a maximum of 150 guests per Event. The HumCoPC held constant the number of Events at 30 events per season (mid-April through mid-October) but defined a new type of Event that included a 3-day package of a Rehearsal Dinner preceding the day of the wedding, a large amplified Wedding and Reception, and a Morning Brunch on the morning following the wedding/reception.**

**Treating the new 3-day package as 1 Event likely increases the total number original CUP Events from 30 Events to 78 original events if Ridgefield Events schedules 26 3-day packages or up to 74 original events if Ridgefield Events schedules 22 3-day packages and 4 weekends of 2 Event weddings and Receptions during the 26-week season.**

**This redefinition of the original CUP Event (one day Small Event of either 2-20 guests or a Large Event of 21-128 guests) will likely result in nearly double the number of guests visiting and using the Ridgefield Events venue and traveling Fickle Hill Rd.**

**We, the undersigned parties ask the Humboldt County Board of Supervisors to:**

- 1. Overturn the HumCoPC decision to approve modification PLN-2025-18885MOD01.**
- 2. Mandate that no further modifications be made to CUP PLN-2024-18885 until the potential detrimental impacts and effects of the current levels of events and guests at the Ridgefield Events venue have been identified, evaluated, and determined to either impact or not impact the Fickle Hill neighborhood in the vicinity of the Ridgefield Events venue. Potential detrimental impacts to be evaluated include:**
  - a. Noise Pollution**
  - b. Fickle Hill Road Traffic**
  - c. Under-the-influence Drivers on Fickle Hill Road**
  - d. Catastrophic Fire Danger**
  - e. Loss of Property Value**
  - f. Water Quality**
  - g. Water Quantity**

3. Mandate that no permanent improvements of any sort associated with the operation of the Ridgefield Events venue be permitted on parcels associated with the Ridgefield Events venue; these parcels presently include APNs 500-011-024 and 500-011-026 owned by the Stenborg-Davies Trust and APN 500-021-012 owned by the Robert E & Martha A Haynes Trust.

Name	Address	Date
1. <u>Manuel Sanchez</u> <u>Manuel Sanchez</u> Signature	<u>2246 Fickle Hill Rd</u> owner	10/21/2025
2. <u>Lorien Sanchez</u> <u>Lu San</u> Signature	<u>2246 Fickle Hill Rd.</u> owner	10/21/2025
3. <u>Ethan M Heifetz</u> <u>Ethan M Heifetz</u> Signature	<u>2450 Fickle Hill Rd</u>	10/21/2025
4. <u>[Signature]</u> <u>Elle Marquez</u> Signature	<u>2340 Fickle Hill Rd</u>	10/25/2025
5. <u>Leonard Perry</u> <u>[Signature]</u> Signature	<u>2340 Fickle Hill Rd</u>	10/25/2025
6. <u>[Signature]</u> <u>William Scott</u> Signature	<u>2340 Fickle Hill Rd.</u>	10/25/2025
7. <u>Jacob J. Smith</u> <u>Jacob J. Smith</u> Signature	<u>2530 Fickle Hill Rd</u>	10/ /2025



8. Lesley E. Hull 2450 Fickle Hill Rd. Arcata 10/27/2025

Lesley E. Hull  
Signature

9. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

10. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

11. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

12. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

13. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

14. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

15. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

16. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

**Date: October 18, 2025**

**Issue:** Ridgefield Events, 2242 Fickle Hill Rd has proposed a modification to CUP PLN-2024-18885 to increase the number of Events from 30 to 40 events and the maximum number of guests from 120 to 175; in addition, they have requested that they be allowed to host over-night guests at their facilities.

The Humboldt County Planning Commission (HumCoPC) during a Public Hearing held on 9/4/2025 voted 4-0 to approve the modification PLN-2025-18885MOD01 and allow over-night stays of up to 14 guests/night and a maximum of 150 guests per Event. The HumCoPC held constant the number of Events at 30 events per season (mid-April through mid-October) but defined a new type of Event that included a 3-day package of a Rehearsal Dinner preceding the day of the wedding, a large amplified Wedding and Reception, and a Morning Brunch on the morning following the wedding/reception.

Treating the new 3-day package as 1 Event likely increases the total number original CUP Events from 30 Events to 78 original events if Ridgefield Events schedules 26 3-day packages or up to 74 original events if Ridgefield Events schedules 22 3-day packages and 4 weekends of 2 Event weddings and Receptions during the 26-week season.

This redefinition of the original CUP Event (one day Small Event of either 2-20 guests or a Large Event of 21-125<sup>2</sup> guests) will likely result in nearly double the number of guests visiting and using the Ridgefield Events venue and traveling Fickle Hill Rd.

We, the undersigned parties ask the Humboldt County Board of Supervisors to:

1. Overturn the HumCoPC decision to approve modification PLN-2025-18885MOD01.
2. Mandate that no further modifications be made to CUP PLN-2024-18885 until the potential detrimental impacts and effects of the current levels of events and guests at the Ridgefield Events venue have been identified, evaluated, and determined to either impact or not impact the Fickle Hill neighborhood in the vicinity of the Ridgefield Events venue. Potential detrimental impacts to be evaluated include:
  - a. Noise Pollution
  - b. Fickle Hill Road Traffic
  - c. Under-the-influence Drivers on Fickle Hill Road
  - d. Catastrophic Fire Danger
  - e. Loss of Property Value
  - f. Water Quality
  - g. Water Quantity

	Name	Address	Date
1.	JOANN OLSON <u>Joann Olson</u> Signature	2269 Fickle Hill Rd ARCATA	10/20/2025
2.	ERIC A. OLSON <u>Eric A Olson</u> Signature	2269 Fickle Hill Rd ARCATA	10/20/2025
3.	<u>Resident</u> Signature	Fickle Hill Rd.	10/ /2025
4.	 Signature		10/ /2025
5.	 Signature		10/ /2025
6.	 Signature		10/ /2025
7.	 Signature		10/ /2025
8.	 Signature		10/ /2025
9.	 Signature		10/ /2025

Date: October 18, 2025

Issue: Ridgefield Events, 2242 Fickle Hill Rd has proposed a modification to CUP PLN-2024-18885 to increase the number of Events from 30 to 40 events and the maximum number of guests from 120 to 175; in addition, they have requested that they be allowed to host over-night guests at their facilities.


The Humboldt County Planning Commission (HumCoPC) during a Public Hearing held on 9/4/2025 voted 4-0 to approve the modification PLN-2025-18885MOD01 and allow over-night stays of up to 14 guests/night and a maximum of 150 guests per Event. The HumCoPC held constant the number of Events at 30 events per season (mid-April through mid-October) but defined a new type of Event that included a 3-day package of a Rehearsal Dinner preceding the day of the wedding, a large amplified Wedding and Reception, and a Morning Brunch on the morning following the wedding/reception.

Treating the new 3-day package as 1 Event likely increases the total number original CUP Events from 30 Events to 78 original events if Ridgefield Events schedules 26 3-day packages or up to 74 original events if Ridgefield Events schedules 22 3-day packages and 4 weekends of 2 Event weddings and Receptions during the 26-week season.

This redefinition of the original CUP Event (one day Small Event of either 2-20 guests or a Large Event of 21-125 guests) will likely result in nearly double the number of guests visiting and using the Ridgefield Events venue and traveling Fickle Hill Rd.

We, the undersigned parties ask the Humboldt County Board of Supervisors to:

1. Overturn the HumCoPC decision to approve modification PLN-2025-18885MOD01.
2. Mandate that no further modifications be made to CUP PLN-2024-18885 until the potential detrimental impacts and effects of the current levels of events and guests at the Ridgefield Events venue have been identified, evaluated, and determined to either impact or not impact the Fickle Hill neighborhood in the vicinity of the Ridgefield Events venue. Potential detrimental impacts to be evaluated include:
  - a. Noise Pollution
  - b. Fickle Hill Road Traffic
  - c. Under-the-influence Drivers on Fickle Hill Road
  - d. Catastrophic Fire Danger
  - e. Loss of Property Value
  - f. Water Quality
  - g. Water Quantity

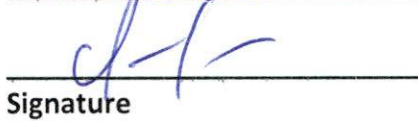
	Name	Address	Date
1.	<u>JOHN BERGENSICE</u>  Signature	<u>26 WAGON JACK LANE</u> <u>ARCATA, CA. 95521</u>	10/25/2025
2.	<u>Elizabeth Lasater</u>  Signature	<u>26 Wagon Jack Lane</u> <u>Arcata CA 95521</u>	10/25/2025
3.	<u>Alexander Lundberg</u>  Signature	<u>2145 Fickle Hill Rd</u>	10/25/2025
4.	<u>A. Tom</u> <u>Adrianne Tomkinson</u> Signature	<u>2145 Fickle Hill Rd.</u>	10/25/2025
5.	<u>ANDREW LORD</u>  Signature	<u>2145 FICKLE HILL (UNIT C)</u>	10/25/2025
6.	<u>JOHN ALEXANDER</u>  Signature	<u>2198 Fickle Hill Rd</u>	10/25/2025
7.	<u>Patricia Andriese</u> <u>Patricia Andriese</u> Signature	<u>2198 Fickle Hill Rd</u> <u>Arcata</u>	10/25/2025
8.	<u>Ruth P. Fairfield</u> <u>Ruth P Fairfield</u> Signature	<u>2164 Fickle Hill Rd</u>	10/26/2025
9.	<u>Denise (Denny) Dorsett</u> <u>Denise Dorsett</u> Signature	<u>2164 B Fickle Hill Rd</u>	10/26/2025



10. Jennifer Shaffer 56 Wagon Jack lane 10/27/2025

  
Signature

11. IAN COSSAR 28 WAGON JACK LANE 10/ /2025

  
Signature

12. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

13. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

14. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

15. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

16. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

17. \_\_\_\_\_ 10/ /2025

\_\_\_\_\_  
Signature

18. \_\_\_\_\_ 10/ /2025

10/28/2025

Dear Board of Supervisors,

There's no doubt Ridgefield Events will be a boom to the local economy but this comes at a cost.

The modification approved by the Planning Commission doesn't decrease traffic and noise from events, it increases it significantly by allowing for a large event on Friday (not small because there's 14 overnigheters plus whoever is invited that doesn't stay the night); a large amplified event on Saturday and an event on Sunday. This is evidenced from what the owners are now advertising...

## Your *Weekend* Essentials

### • Exclusive Redwood Access

- Venue rental from Friday afternoon through Sunday morning
- Lodging accommodations for up to 14 guests
- Private gated hiking trails in the Redwood forest

### Gourmet Culinary Experiences\*

- Friday – three-course plated Rehearsal Dinner for 20
- Saturday – breakfast grazing table for 20
- Wedding dinner for up to 75 guests
- Sunday – champagne brunch for 20

### Planning & Event Support

- Professional wedding planner
- Event staff for setup, takedown, and day-of coordination
- Tables, chairs, a tent, and bistro lighting

By approving the modification, the Planning Commission essentially approved a total of 3X30=90 events per season. The modification also completely dissolves the concept of hours of operation.

This last season of 2025 was already overburdening to our property with the increase in traffic and the amplified events being heard at the back of our property. At this point the use of our property is being determined by this venue. We are renovating our house at the front of our property to have a short term rental then we wanted to build a ADU in the back of the property. We've held onto this property for 25 years. We planned to grow old in Humboldt County and leave the property to our sons. We have ALWAYS dreamt of building a house in the back of the parcel, it's the reason we bought the land in 2000. The back of the property is beautiful, tranquil and private. Our dreams are being derailed.

During the venue season, mid-April through mid-October, our property is being negatively affected. We don't know if we want to build any longer due to the extended modification and increased power of this venue.

By compiling a timeline of the owner's actions, it becomes clear that the intention from the start was to establish a large-scale event business and they moved quickly to pursue expansion. No matter how we've gotten here, the initial conceptual plan as described to many of the neighbors who supported the project has been abandoned for what is becoming an event resort.

Chronology below illustrates: 1) owner fast-tracking a modification, adding a large ADA bathroom facility and septic while continuing to falsely advertise for capacity above the approved CUP. 2) Fickle Hill neighbors didn't have enough time to digest, prepare and defend their rights at the modification hearing.

**2024 April 4<sup>th</sup>** – Resolution Number: 24-017; Ridgefield Events CUP approved –

CUP was for a temporary, seasonal special event venue with a maximum of 120 guest per event and a total of 30 events with the majority of the events being elopements (2-20 guests max) and no overnight accommodations.

In the original CUP Operations Plan topic ***“What about website information?”***, The owner acknowledges there are discrepancies between the website and the operations plan and states the information has been corrected - one discrepancy was the website advertising up to 300 guest capacity.

**2024 August 13<sup>th</sup>** – Owner applies for building permit to build an ADA compliant restroom.

**2025 March 3<sup>rd</sup>** – Onsite Wastewater Treatment System Permit Application for Commercial septic system to accommodate 150 guests.

**2025 March 19<sup>th</sup>** – “Dear Ridgefield Events neighbor” letter states they are planning to modify their conditional use permit to allow a small group of wedding guests to spend the night. – a few neighbors respond it would be all right but it came out prior to the 2025 season and at this point we had no complaints. The owner knew a full 2025 schedule

with mostly large events was about to begin and the neighborhood had no way of knowing this. If this letter had come later in the season, neighbors would have responded differently.

**2025 April 9** - Planning informed the website still has discrepancies and was offering the following....

“Lodging” -> a queen bed honeymoon suite (yet the CUP explicitly states “no overnight accommodation is authorized under this permit”.)

“FAQ” -> “Wedding Event FAQ” - capacity up to 200 (CUP guest capacity 120)

“Events” -> Special Event In the Redwoods” – capacity up to 300 (CUP guest capacity 120)

**2025 August – original CUP MOD01(filed June 12, 2025)**- residents received the original request for up to 14 special event guests to stay overnight.

**2025 August 7<sup>th</sup>** – Public Notice Publication for Mod Hearing – request changed to not only adding allowance of 14 overnight guests, but to allow for increased capacity of 175 guests and increase to 40 events per season.

**2025 August 21** – 2<sup>nd</sup> Public Notice Publication for Mod Hearing (rescheduled)

**2025 August 23<sup>rd</sup>** – website now advertises a capacity of 150 (not 120 as in the CUP) and there’s a whole section on Seasonal Wedding considerations for all four seasons with pictures of weddings at their venue for all four seasons, implying year-round weddings.

**2025 September 4**, 6PM Public Hearing.

Points to be made that show misuse of the CUP process:

- Initial description of event venue overall mission and goals leading to support from neighbors to get the CUP approved has been abandoned. The owner fast tracked expanding operations before the neighborhood could comprehend the effect of the expansion.
- Advertising that did not adhere to the CUP was up on the website at the time the CUP was approved. The owner acknowledged and agreed to fix the discrepancies. A year later the website still had advertising that did not adhere to the CUP. This venue has been advertising services beyond the scope of its permit and has been explicitly violating the conditions under which it was approved by falsely advertising yet the Planning Commission approved the modification and the owners were given more capacity and allowed overnights and now can have a wedding last from Friday through Sunday.
- Permanent improvements have been made without any notification to the planning department or neighborhood. These improvements are intended to accommodate increased capacity and effectively justify continuance of the venue.

- This modification shouldn't be allowed. Ridgewood Events has deviated from the business plan the owner presented in the original CUP. Deception has been used to mislead neighbors to secure support for the CUP, only to modify and expand it after approval. Ridgefield events falsely advertised on their website and was never held accountable while continuing to expand, not only by further developing the property, but by creating a business that is so enticing and profitable municipalities are putting economics before individual property rights.

If the owners had honored the original description in the CUP they could profit while the neighbors had their tranquility. This has become such an emotional, mental and physical burden to me it's mind boggling. The benefit to the local economy is not more important than the property rights of the neighborhood.

Sincerely,

Lorien Sanchez