



736 F Street
Arcata CA 95521

City Manager
707-822-5953

Environmental Services
707-822-8184

Police
707-822-2428

Recreation
707-822-7091

Community Development
707-822-5955

Finance
707-822-5951

Engineering
707-825-2128

Transportation
707-822-3775

January 20, 2024

To Whom It May Concern –

The City of Arcata recently completed a conservation easement with Scott Davies over a majority of his 76-acre property off of Fickle Hill Road, located adjacent to the Arcata Community Forest. Conservation easements on privately owned forested parcels adjacent to the Community Forest are an opportunity to enhance wildlife habitat and protect open space values.

The City recognizes the limits that these important conservation easements have on viability of the property to create sustaining revenue. In the specific case for this property there was substantial immediate and ongoing timber revenue loss that Mr. Davies accepted to assist the community in meeting the goals of protecting habitat, reducing development impacts adjacent to the Arcata Community Forest and buffering the Community Forest from potential incompatible uses.

The City of Arcata worked productively with Scott Davies to understand his goals for his property, codify our mutual interest in enhancing forest habitat, and draft conservation easement language that would provide open space and habitat protection in perpetuity while also ensuring productive use of the existing developed area on the property.

Mr. Davies was very collaborative throughout the multi-year process to finalize the conservation easement. In planning the easement, Scott demonstrated his thoughtful care towards the compatibility between conservation, sustainable forest management, his immediate neighbors, the surrounding neighborhood, and future events planned to be hosted on the property.

Please feel free to reach out if there are questions, I could answer to assist you in your analysis.

Sincerely,

Karen Diemer
Arcata City Manager

From: [Matt Marvin](#)
To: [Yandell, Rodney](#)
Subject: Ridgefield CUP/PLN-2024-18885
Date: Tuesday, February 20, 2024 7:53:44 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello Rodney,

I've been a homeowner on Fickle Hill for 13+ years, residing about a 1/4 mile up from the Ridgefield property.

I have never met Mr. Davies or have any connection to him, but I wanted to express my support for this endeavor specifically, and for the County to actively support of this type of land-use enterprise in-general; whether it be for events, cannabis-farming, timber-harvests, all-of-the-above etc.

The noise shouldn't be an issue, but frankly I think 9:30 is too early of a cut-off for the weekends. When Blue Lake Casino had a more active concert schedule, I could hear the bass and lyrics *very* clearly well past 9:30... and it was fun! Let's be honest, no wedding-party worth a damn should shut down *that* early.

Temporary event-signage at a few spots up the hill (where appropriate) to get people that are glued to their navigation to just drive the speed limit and not impede the normal 30 mph flow of traffic would mitigate the only potential annoyance I could personally foresee. That said, I've been stuck-behind, and delayed-by log-trucks so many times on Fickle Hill that's kind of a moot point...

Naive city-drivers on country roads are especially aggravating though when trying to get somewhere.

To summarize, I just wanted to say I am very-much in support of this project on every-level, and I hope that Ridgefield is given as much grace-and-leeway from the County as possible so they can make the most of their space!

This type of enterprise is both the backbone and future of our amazing Community. It's exactly the type of scenario that not only benefits locals, but also adds tremendous value to the Humboldt brand in the big picture.

Best of luck and warm regards, please consider voting No on Measure A!

Matt Marvin
707.502.9748
mattmarvin@proton.me

Sent with [Proton Mail](#) secure email.

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501



February 15, 2024

Re: Conditional Use Permit: **PLN-2024-18885** APN 500-011-007

This letter is regarding the Conditional Use Permit Application to allow an Outdoor Event Facility at 2242 Fickle Hill Road, Ridgefield Weddings and Events.

We purchased our property at 2066 Fickle Hill Road in 1983, and built our own house as owner/builders, occupying the house in 1985, and we have lived here since. We live approximately 400' to the west of the proposed venue.

I believe that the proposed use is completely inappropriate and incompatible in a residential neighborhood of approximately 25 or more nearby homes, and that it should not be allowed. Their most immediate neighbor is only 200' away from the proposed venue and there are multiple homes within 300' – 1000' that will be affected by many of their events. This permit should be denied entirely. If it is granted, some of the concerns outlined below need to be addressed, and **MUST** include the condition of **no loud or amplified sound or music**, and that overall noise levels be required to not be high enough to bother neighbors. Their website (under FAQs) says that they can recommend local bands or DJs for their events, so they are planning on high sound level events.

Ridgefield had at least one event last year that had loud, amplified music that could be heard clearly all throughout the neighborhood, even indoors. So, it has already occurred and we definitely know that we will be significantly impacted by noise from events held at Ridgefield Events.

One of the reasons we moved to a rural area was so we would not have to listen to loud neighbors and could enjoy sitting out on our deck in the afternoon and evening, enjoying the peace and quiet of the Redwood Forest. The applicants are proposing to host multiple events (up to 30) over six months of the year, some large with loud music and crowd noise that will be clearly audible to neighbors. This will make it impossible for us to enjoy our home and property on those days. As proposed, it is possible that they could have large events on all three days of a weekend. We shouldn't have to leave our home to get away from the noise of the applicant's nearby event, which is being operated as a commercial enterprise.

I see the potential traffic increase to be a problem. Fickle Hill Road is a narrow two lane road and is deteriorating in many areas. Cars dodging the bad areas often cross into the opposing lane. The large, short term increase in traffic will pose a hazard for cars, and particularly bicycles and pedestrians, all of which use Fickle Hill Road. Additionally, the large number of cars driving on the venue's gravel driveway will create a large amount of dust. There is a fire hazard of cars parking in the grassy field and also from people wandering away from the event to the wooded portion of the site to smoke.

Another consideration is Water and Septic Systems. All of the houses in this area use wells or springs for their domestic water supply. Most of the wells are shallow as the water stream is near the surface. During the summer of dry years we often are short on water with well level/output dropping to levels that, even with conservation measures, will barely support a single family residence. A large draw from

the venue on the underground water supply could impact the available water for all of the residences in the area of the venue.

Of more concern is their onsite septic system. Is it designed for the use a 300 person event will generate, especially over multiple days? Will it malfunction or overflow, contaminating the water supply of all of the nearby residences or cause other health issues?

The application says hours of 9:30 a.m. to 9:30 pm. and a maximum attendance of 250. Their website (as of 2/09/24) says events have to be done by 10 p.m. and that they can accommodate up to 300 people, so there is some discrepancy in what they have applied for and what they are advertising. The website also says they can accommodate corporate and social events other than weddings, so they are planning on other types of events / parties, not just weddings. They are already advertising an August "Mixer" event that is not a wedding.

All of the above issues will have a negative effect on nearby property values. Who wants to buy a house where they will have to put up with the effects of a nearby event on a regular basis? Neighborhood noise issues are required to be disclosed on real estate sale forms.

This portion of Fickle Hill is made up of residential homes. Having a venue with large, noisy events is incompatible with this area. **Please deny this permit, or put conditions on it that will eliminate these impacts on neighborhood homes, especially noise, from the events they propose.**

Thank you,



Dave and Donna White
2066 Fickle Hill Road
Arcata, CA 95521

707-822-5404
davewhite@sbcglobal.net

Steve Bowser
2234 Fickle Hill Rd
Arcata CA 95521

February 19 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka CA 95501

RE: Conditional Use Permit PLN-2024-18885, APN 500-011-007

I live next door to the site of the Conditional Use Permit applicant, Ridgefield Events and I encourage you to approve the permit. The business will be a benefit to the community and I foresee no negative impacts on the neighborhood. The property is large and can accomodate the size of the proposed events plus the onsite parking.

Steve Bowser
(707) 845-6813

A handwritten signature in black ink, appearing to read 'Steve Bowser', written in a cursive style.



16 Feb., 2024

County Of Humboldt
Planning and Building Department
3015 H Street,
Eureka, CA 95501

Re: Record Number PLN-2024-18885

AP# 500-011-007

2242 Fickle Hill Road

Project Title: Ridgefield Events Conditional Use Permit for Wedding Events.

My name is Phylis Geller. I have been an Arcata resident since August, 1974, and the property owner and resident of 33 Inga Road, which is located off Fickle Hill Road, adjacent to the City of Arcata, since May, 1983. My residence, as well as property I also own situate at 124 and 176 Inga Road, is located within 2/10 of a mile and due west of the Project property referenced above.

Thank you for informing me of the application for a Permit made by "Ridgefield" to establish this business, very near to my home.

My husband and I had begun our family, and chose to move to Fickle Hill in order to enjoy the peaceful serenity and privacy of living in the redwood forest, and yet be conveniently located to our town of Arcata. It was our choice to move here so that our children would attend Jacoby Creek School, a Distinguished and Exemplary California school. Two of our three children attended and received their Masters Degrees at Humboldt State University. I am a graduate of Humboldt, as well.

I am not in favor of allowing granting of this Permit, or for this venue to proceed *as delineated in Permit*, and especially not as this venue is advertised on its web site, *last updated 9 February, 2024*. There seem to be differences between what is described for this venue in the Notice of Application and within the Ridgefield Events website.

It is my understanding that according to general neighborhood conversations and owner's admission, the Ridgefield property has already been hosting weddings and parties at this address, since at least 2012.

My biggest concerns are fire danger, precious water consumption, noise, and added traffic on our already deteriorating and increasingly impacted Fickle Hill Road.

How has the proposed Ridgefield Events Center addressed water and fire issues? It would only take one car backfiring or a careless guest tossing a burning cigarette in this 'parking area' field, large enough to accommodate 300 vehicles, to cause potential for a massive fire. The web site states that the operators have liability insurance in place for the guests to the property, but what about the immediate neighbors, and do they have adequate water storage and immediate ability to contend with a fire?

Water over-usage, as stated by the owner, will be curtailed and all catering dish-washing will be done off site. In a catering kitchen (which they claim to offer to guests) there is usually found a sink with running hot and cold water for cookery and dish washing. How can concerned neighbors, especially those sharing the same water source, which is possibly spring fed as many of our residences up here are, be guaranteed that the dishes, serving, and cooking wear shall be washed elsewhere? What, if other, sorts of dedicated water sources are at the venue? I'm also concerned with the disposal of waste water/sewage. I believe the property is served by a community water company, so how do those member homeowners feel about this?

I would like to add that I see the "water delivery truck" travel up Fickle Hill Road many times a year, all year long, and particularly in summer months when water sources are at their lowest.

Fickle Hill Road, a rural, steep and winding former logging road, still utilized by logging trucks, has had little maintenance and upkeep, seemingly for emergency repairs, for longer than I have lived on it. The fog line and center yellow stripes have not been regularly painted, potholes, tree roots causing damage to the road are slow to be repaired, and the verge on both sides of many portions of the road has grown over, making the easement narrow. Several eastbound corners of the road are scalloping, and one has fallen away when underneath subsided, requiring immediate engineering and repairs. A neighbor reported to me that while recently walking the road (something she has done for over 40 yrs), she fell down the embankment when trying to get out of the way of an oncoming car. The granting of this permit will allow for potentially an extra 100 to 300 vehicles per weekend over a 5 month time period per year to use our county road. I realize there is mention of shuttles. This still increases the traffic, pollution, and noise on the road, affecting neighbors' properties and our quality of life.

Here in our neighborhood in the redwoods we can hear normal "neighborly" sounds that are located as close as from next door (100 feet) to up to a half mile away in all directions, particularly to the east, (addresses #2234-#2236) which is mostly treeless and very open between Inga Road and the Ridgefield property, with a few redwoods along property lines. I would prefer to spend my weekends, enjoying our home, yard and garden, and the peaceful sounds of nature, rather than feeling run off of our own property by amplified music and excessive noise, particularly in the evenings, up to 10pm.

Last June, a party with DJ music, that could be heard *inside our and our neighbors' homes*, was held at this venue's property, lasting until exactly 10pm, when the music stopped. I'm thankful that the operators intend to be Good Neighbors, but having our neighborhood bombarded with that sort of thing with the potential of it being weekly, perhaps 30 times, worst case, over 5 months, is extremely unappealing. In future some Fickle Hill neighbors might be considering selling their homes, and this event center and particularly the amplified music noise that may come with it would *not* be considered a "neighborhood asset." The fact that there could be amplified music coming from a neighboring property would also most likely lower property values, and need to be disclosed in property sales documentation.

The application as referenced above, claims that the hours of operation of this venue shall be 9:30 *a.m.* to 9:30 *p.m.* and include a maximum attendance of 120 people. The venue website states they have 80 acres, and that they can accommodate *up to 300 people*, with parking available for all in their large field. The hours are slightly different. My neighbors and I are curious: which is it.

The website also states that the event center can accommodate corporate and social events, other than weddings. This has already taken place, as Richfield hosted the publicized and well-attended Arcata Chamber Mixer for August, 2023 at the property, perhaps as an introduction in to the broader community. In future, this venue could draw considerably more activity, traffic, people, and noise, impacting our county road, our serenity, as well as natural resources such as our limited water.

I respectfully request that the county closely review this permit, and consider making amendments in deference to excess County Road traffic, fire risk, water usage, the number of opening days and hours per week and months, and in particular: noise concerns for us nearby neighbors, putting limits on the use of amplified music.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phylis Jeanne Geller', written in a cursive style.

Phylis Jeanne Geller

33 Inga Road,
Arcata 95521

cc: file, undisclosed neighbors

From: [John Bergenske](#)
To: [Yandell, Rodney](#)
Subject: Comment for Record Number: PLN-2024-18885, APN 500-011-007
Date: Thursday, February 22, 2024 12:45:09 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Ryan,

Thanks for the Notice of Application regarding the subject record number. Please enter the following comment into the record. Thank you.

I have lived on FickleHill very near to the project location for 26 years. While I am generally supportive of people exercising their right and freedoms to use their land as permitted, in the event where such usage would effect the safety of the residents who drive FickleHill Road daily, conditions of approval must be applied. The proposed use is an event venue for weddings. Generally speaking, traffic safety has been a long standing concern for most residents that use FickleHill Road. It is a steep and curvy road and some sections have root masses and broken pavement that further effect ease of travel along the road. Additionally, we now have a pedestrian crossing a the Ridge Trail and a parking and pedestrian congestion area associated with the Community Forrest (both of which are great assets). An event venue such as this will bring additional traffic to Fickle Hill on the weekends when vehicular and pedestrian traffic is greatest is a general concern. Moreover, It is common for alcohol consumption to occur at wedding events. While I trust the vast majority of attendees consume alcohol responsibly, there is significant risk and a safety concern for anyone who consumes alcohol at these events and then attempts to drive themselves down a steep, curvy, and potentially unfamiliar road. This is for real. There are numerous accidents on Fickle Hill Road each year, it is inherently a challenging road to drive.

As residents of the hill, we find ourselves regularly driving home up the hill on Friday and Saturday evenings after a movie, going out to dinner, or other activities. **Knowing that we would be driving home against the traffic coming down the hill from these events between the hours of 5-9:30pm and being concerned that some of them may have been drinking alcohol is of serious concern.** As such, we demand that conditions be put on the approval of any permit for this venue that would address this. These could range from very limited parking on site, which would force the use of shuttles for all guests or no license to serve alcohol at the venue.

I am available at the number below if you have any questions or would like to discuss further.

With regards,

John

John Bergenske
Bergenske Professional Consulting Services



707.496.9742

www.bpconsultingservices.com

26 Wagon Jack Lane, Arcata, CA. 95521

From: [Bill Funkhouser](#)
To: [Yandell, Rodney](#)
Subject: Comment for Record Number: PLN-2024-18885, APN 500-011-007
Date: Thursday, February 22, 2024 1:12:27 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Please submit this comment for the record number above.

At first, I was excited to hear about the proposed Ridgefield Events wedding venue near my home on Fickle Hill Road. It's a beautiful setting for a wedding and I had no issues with a business like that operating near my home.

However, the more I thought about wedding guests who may be intoxicated, the more concerned I became about drunk driving. Fickle Hill Road is not an easy road to drive; it's steep, twisty, and has limited visibility. Recently, a pedestrian crossing was added for the Ridge Trail, increasing the need for safe driving. I'm sure *almost all* the guests at Ridgefield Events will drink responsibly, but it only takes one for a disaster to occur. Using the numbers provided in the project description, we may have well over a thousand drivers going to events at this venue each year. If even 1% of these drivers are drunk, that is at least ten drunk drivers on this challenging road. As someone who will be sharing the road with these drivers, I would love to see Ridgefield Events use a shuttle system or be alcohol-free, to keep Fickle Hill Road safer.

Respectfully,

Bill Funkhouser, MFA

Arts Learning Specialist

Pronouns: He/Him/His

Coordinator, ArtSEL Initiative

Humboldt County Office of Education | 901 Myrtle Avenue | Eureka, CA 95501

bfunkhouser@hcoe.org | (707) 616-3608

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501
February 19, 2024
RE: PLN-2024-18885, APN 500-011-007

In response to your request for comments concerning the application for a Conditional Use Permit for 2242 Fickle Hill Road, Arcata, CA, 95521, I am in complete support of the project.

First, the site is set back from Fickle Hill and surrounding neighbors by a dense wall of trees. This provides a noise barrier for those neighbors. Sound and light are both muffled. Even though I live next door, I'm rarely ever aware of when Mr. Davies is hosting an event.

Second, Mr. Davies is a steward of the land and its health. He brought loggers onto the property to address the issue of defensible space. Also, he has donated land to the city of Arcata, as the Community Forest backs up to his property.

Third, clients from out of the area with also contribute to the tourist, hotel, and food industries in Humboldt County.

Yours truly,

A handwritten signature in blue ink that reads "Martha A. Haynes". The signature is written in a cursive style and is positioned above the printed name and address.

Martha A Haynes
2234 Fickle Hill Road
Arcata, CA 95521

Dear Max,

I am writing to offer my enthusiastic support for Ridgefield Events and their application for the Conditional Use Permit (CUP). As Mayor of Arcata, I recognize the immense value that Ridgefield Events brings to our community, both in terms of environmental conservation and economic development.

Ridgefield Events, under the stewardship of Scott Davies, has made a commendable commitment to preserving our natural landscapes. The conservation easement gifted to the City of Arcata in November of 2023 has ensured the protection of vital forested land, contributing significantly to the habitat of the Arcata Community Forest. By hosting low-impact and zero-waste events within this preserved space, Ridgefield Events showcases a forward-thinking approach to business that aligns perfectly with our city's values.

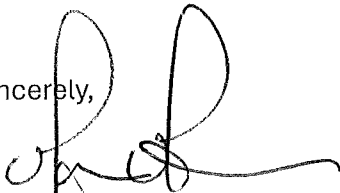
Furthermore, the economic benefits generated by Ridgefield Events are undeniable. The data indicating that over 80% of their clientele originates from outside our area underscores the attraction they hold for destination events such as weddings and elopements. These events not only bring joy and celebration to our community but also inject essential tourist dollars into our local economy, supporting our hospitality, dining, and retail sectors.

For example, a modest 30-person wedding has the potential to contribute between \$17,000 and \$21,000 to our local economy, while a larger 100-person wedding could generate up to \$50,000 in economic activity. Such financial contributions are invaluable in sustaining our local businesses and promoting economic growth in Arcata.

Given these compelling reasons, I wholeheartedly endorse the approval of the CUP for Ridgefield Events. Their commitment to environmental sustainability and their positive impact on our local economy make them a valuable asset to our city. I am confident that granting them this permit will not only benefit Ridgefield Events but also enhance the overall well-being of our community.

Thank you for considering my support for Ridgefield Events. I look forward to witnessing their continued success and contributions to the City of Arcata.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meredith Matthews', with a stylized, flowing script.

Meredith Matthews

Mayor of Arcata

Dear Max,

I am writing to express my strong support for Ridgefield Events and their application for the Conditional Use Permit (CUP). As an integral part of our community, Ridgefield Events has demonstrated a remarkable commitment to environmental conservation and economic development, making them an asset to Arcata and the surrounding areas.

Ridgefield Events, under the leadership of Scott Davies, has not only preserved precious forested land through the conservation easement gifted to the City of Arcata but has also utilized this space innovatively to host low-impact and zero-waste events. By choosing to protect this land rather than pursue traditional development avenues, Ridgefield Events has contributed significantly to the habitat of the Arcata Community Forest, enhancing the natural beauty and ecological integrity of our region.

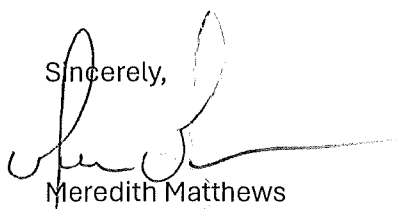
Moreover, the economic benefits brought forth by Ridgefield Events cannot be overstated. With over 80% of clients hailing from outside the area, Ridgefield has a significant draw. They have become a destination for events such as weddings and elopements. These events not only bring joy and celebration to our community but also inject vital tourist dollars into our local economy, benefiting lodging establishments, restaurants, and retail businesses alike.

For instance, a modest 30-person wedding could result in an economic impact ranging from \$17,000 to \$21,000, while a larger 100-person wedding could generate up to \$50,000 for our area. Such contributions are invaluable, especially in sustaining local businesses and fostering economic growth.

The Arcata Chamber of Commerce wholeheartedly supports the approval of the CUP for Ridgefield Events. Their commitment to environmental stewardship, coupled with their positive economic impact, aligns seamlessly with our community's values and aspirations. We recognize Ridgefield Events as a shining example of a business that not only thrives but also uplifts the entire community.

Thank you for considering our endorsement of Ridgefield Events. We are confident that their continued operation will bring continued economic and environmental benefits to Arcata and its residents for years to come.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Meredith Matthews', with a long, sweeping horizontal line extending to the right.

Meredith Matthews

Executive Director,

Arcata Chamber of Commerce

From: [Mary J Smith](#)
To: [Yandell, Rodney](#)
Subject: Comment for Record Number PLN-2024-18885, APN 500-011-007
Date: Wednesday, February 28, 2024 12:06:43 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

I have lived on Fickle Hill for 40 years, the last 33 just two driveways down from the location of this project. In many ways the plan for an event venue in the neighborhood is sound, but I have one serious concern, which is the possibility of inebriated event attendees driving down Fickle Hill Rd. Our road is steep and curvy with very little shoulder, and I have seen quite a number of accidents where drivers have gone off the road. Just over a year ago, our whole bank of mailboxes was hit and knocked down in the middle of the night.

We have a neighbor that has fairly large events at his house a few times a year, and he always operates a shuttle, generally using the Cal Poly parking lot at the corner of 14th and Union as a meeting point. Most weddings are on weekends, and the owner anticipates the average number of attendees at about 30, so I think a shuttle would definitely be feasible, and would certainly make the whole situation safer for all.

Thank you,
Mary Johnson Smith
2142 Fickle Hill Rd
Arcata CA

From: [Amy E Rock](#)
To: [Yandell, Rodney](#)
Subject: Ridgefield Events project
Date: Monday, March 4, 2024 12:07:52 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning and Building Department:

We recently received your letter about the proposed use permit for Ridgefield Events on Fickle Hill Road, and have some concerns. We live not too far up the hill from the proposed site, and were a bit concerned when we first saw the sign at the end of the driveway posted many months ago. Curious, we looked up their website, and saw that they bill themselves as a wedding and events venue. Our first concern, and indeed our primary concern, is related to traffic.

Fickle Hill is a winding road with a fairly narrow right-of-way in many areas. To further complicate this, there are often pedestrians and cyclists traveling along the road, and indeed recently there has been a crosswalk added to access the Community Forest, between the event site and Arcata. Traffic on this road is moderate, with peak times resulting in short parades of vehicles that often get bunched up and drive aggressively when the person in front is traveling slowly because they are unfamiliar with the road. In addition, quite frequently, regulars (one can only assume residents) who travel quickly up and down the road often do so in the center of the road in several predictable but unsafe sections.

It is our concern that having an event site on this road will further exacerbate the danger, both to motorists, and the foot and cycle traffic. Additionally, during the season specified for the venue, there are periodic logging activities up the hill, which result in some increased hazards as the log trucks navigate (sometimes poorly) this hill.

Despite the numbers listed in the letter sent by the Planning Department, the Ridgefield website lists a capacity of 300. If one assumes an average of 2 guests per vehicle, that's potentially 150 vehicles, unfamiliar with this narrow, curvy road, traveling up and down it. If any of the guests partake of a few too many adult beverages before departure, it's a recipe for numerous accidents. We have seen a few spectacular accidents on this road during our time here, including a flipped vehicle, and at least two where they blew through a turn and crashed into a structure. I cannot imagine how many more might occur if there were weekly festivities (the goal is 30 per year over 6-7 months!), even at the smaller end of their estimate of 30 guests. I fear for my neighbors who walk and bike along this road, and anyone driving up and down the hill when the guests are traveling along it.

Following your notice, we received a letter from Mr. Scott Davies, apologizing for sending his letter after the permit notification, as he "misunderstood the timeline". The neighborly thing to do would have been to send us a letter months ago, when the sign first went up, but that's water under the bridge. He mentions several

environmental actions, which have no relevance, and noise and parking, which are likely not a concern for anyone except the immediate neighbors, as our tree-covered hill dampens just about everything except gunfire, which we hear particularly around holidays. Mr. Davies notes that there are arrangements with hotels, cabs, and shuttles to help alleviate the traffic, but unless there is a requirement for guests to use these services, there will still be many cars traveling this road. He wraps up his letter by effectively threatening "increased development" if his permit is not approved, which is completely inappropriate.

We urge you to heavily scrutinize this project, and if your findings align with our concerns, to reject the request to operate this venue. We understand the owner's desire to monetize their lovely home and this beautiful landscape, but the road is not suited for this sort of travel.

Sincerely,
Amy Rock and Heath Whalen
2476 Fickle Hill Rd., Arcata

--

Amy E. Rock, Ph.D., GISP
Department of Geography, Environment, & Spatial Analysis
Cal Poly Humboldt | Founders Hall 131

My work is largely conducted on the unceded ancestral territory of the Wiyot people.



February 29, 2024

Sirs,

We are writing in regard to the application for a conditional use permit PLN-2024-18885, APN 500-011-007.

We live directly across Fickle Hill Rd from the property requesting this permit and we have several concerns:

1. Fickle Hill Rd. is already in poor condition in the area in which we live. We are concerned about the increased use of the road causing further deterioration. In addition, we believe that the increased volume of cars may affect our ability to get in and out of our driveway. The applicant has stated that he intends to provide shuttles when necessary but what number of attendees would be considered necessary is not stated. How many shuttle vehicles and how frequent their trips is also unstated. In this application, the number of guests would be 30-120, but on his website the upper number is 300. We would like to see a limit of 25 cars.
2. Neighbors have complained that, in the past, gatherings at this venue have had such loud music that they have had to leave their homes to escape from it. This is a quiet, rural neighborhood and we all want to keep it that way. We would request that it be stated on the permit that the volume of music or other noise not be loud and that the hours during which it occurs be restricted to 10:00 am to 9:00 pm.
3. This property shares a small community water system with currently 6 other families. Our water system's legal agreement states that all water use will be for single families and garden use. No commercial use is allowed. Water is a very scarce commodity on Fickle Hill Road and we are very concerned about the potential for our water to be used for this commercial enterprise. We request that it be stated in the project description that no water from the Crestview Estates Water System will be used in this enterprise.

Thank you for considering our concerns,

Joann and Eric Olson

Joann Olson
Eric Olson

February 29, 2024

Humboldt County Planning and Building Department
3025 H Street
Eureka, CA 95501

Earlier this month we received a Notice of Application from your department requesting any comments we might have regarding:

PROJECT TITLE: Ridgefield Events Conditional Use Permit for Wedding Events
Record Number: PLN-2024-18885, APN 500-011-007.

We received multiple copies, as we own nearby APNs 500-011-022 and 500-011-023.

We have three comments regarding this application, which we hope will be considered regarding the review and approval of this Conditional Use Permit:

1. Noise carries very well on this part of Fickle Hill. In the recent past (approximately 20 years ago) noise complaints were made by the previous resident of the subject parcel 500-011-007, Mr. Sam Swanlund, regarding loud music from multiple parties and band practices that occurred at 2340 Fickle Hill Rd (APN 500-011-022) near where we live. Believe it or not, there have also been times during the summer when sound travels so well that we can hear the Crab Grass Band playing at the Crabs games 2 miles away at the Arcata Ballpark. We mention this to simply point out that sound carries very well on this part of the hill. We'd like to know what is our recourse if there is music loud enough to disturb neighboring parcels? What is our recourse if the loud music is occurring outside the hours of operation stipulated in the Conditional Use Permit? I would assume that we contact Ridgefield Events, if this situation arises? If the situation persists then we must contact the Sheriff or California Highway Patrol (CHP) (the law enforcement agency that seems to patrol Fickle Hill Rd)? We'd like to avoid having this situation occur, particularly on either a Sunday or weekday evening.

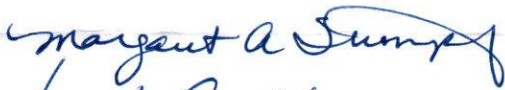

2. Parking along the side of Fickle Hill Rd in this area has previously caused the road to be nearly shut down necessitating CHP to shut down parties and clear the road, if necessary, using tow trucks (see the events references in the aforementioned concern). There is No Parking along Fickle Hill Rd nearly to the exit to APN 500-011-017 due to the City of Arcata Ridge Trail crossing approximately ½ mile down the road, but it does not extend this far up the hill. We are concerned about the possibility of parking occurring along the edge(s) of Fickle Hill Rd which may cause access and safety issues for those of us living along Fickle Hill Rd. We like to request that the Conditional Use Permit contain stipulations that all parking must be onsite and No Parking is allowed along Fickle Hill Rd.

3. We are concerned about the safety of traffic coming up Fickle Hill Rd. and making a left hand turn across the downhill traffic lane. Traffic coming down the hill along the straight away in front of 2340 Fickle Hill Rd is often travelling faster than the speed limit. The turn into the Ridgefield Events parcel's

drive is right after a blind corner/turn to the left for the traffic coming down the hill. We'd hate to see someone coming down the hill make the turn and plow into a vehicle turning left into the wedding venue. We believe there may be ways to make this area safer for people traveling up and down the hill, maybe by requiring some sort of notice, sign, or flag along Fickle Hill Rd signifying to "Slow Down" as there is an event taking place and there may be traffic congestion ahead. We know about these safety issues because they have come up before involving our driveway at 2300 Fickle Hill Rd.

We are more than willing to discuss our comments and concerns so that Ridgefield Events can carry out their plans in a safe manner that does not disturb the Fickle Hill neighborhood.

Sincerely,

Kenneth and Margaret Stumpf

2300 Fickle Hill Rd.

Arcata, CA 95521

(707)-822-7737



Cynthia Isabella Mansourian
60 Inga Rd.
Arcata, CA 95521

Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

March 5, 2024

Re: Record Number: PLN-2024-18885, APN 500-011-007.
Project Title: Ridgefield Events, Conditional Use Permit for Wedding Events.

Dear Humboldt County Planning and Building Department:

Thank you for informing me and my neighbors about the application for a permit made by Ridgefield Events for a wedding venue that would be very close to my home.

I purchased my home at 60 Inga Rd., off Fickle Hill Road, almost 5 years ago in May 2019. I was attracted by the natural beauty, privacy, and peaceful atmosphere to relocate from the Bay Area to Arcata.

I am not in favor of granting this permit, as it will undoubtedly impact a quiet, peaceful residential area with not only sound issues, but the influx of traffic and large groups of people to this area. I am not opposed to anyone having gatherings and parties in their private home, which is clearly a right, but I am opposed to a commercial venue in this residential area. If this venue had existed when I was looking to buy a home here, I would not have chosen my current home in such proximity to a commercial venue.

Our existing privacy and security, potential fire risk from the activities connected with this venue, and impact on roads and noise levels are all concerns that have motivated me to write you about this application.

I respectfully request that the county closely review this permit and consider making amendments in consideration of nearby neighbors as to disallowing the use of amplified music and curtailing the number of days per week, hours per day, and months per year they could host events.

Sincerely,

Cynthia Isabella Mansourian

Andrew Bezella
2236 Fickle Hill Rd
Arcata CA 99521

03 March 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka CA 95501

RE: Opposition to Ridgefield Events Conditional Use Permit (Record Number: PLN-2024-18885, APN 500-011-007)

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Ridgefield Events Conditional Use Permit for Wedding Events, as outlined in the notice of application provided by the Humboldt County Planning and Building Department.

While I understand the desire for individuals to host events and celebrations, the nature of this proposed project raises significant concerns regarding its potential impact on the surrounding community, particularly in terms of noise and light pollution, the imposition on neighboring properties, and increased traffic levels.

My wife and I purchased the house at 2236 Fickle Hill Rd in large part due to its quiet and secluded nature. Our home is 200 yards from the proposed venue across a mostly open field. We have serious concerns with living that close to a business with the goal of hosting at least one outdoor party per week for six months of every year.

Notably, the Ridgefield Events web site offers to recommend live bands and DJs. The amplification of music and speeches and the general festivities associated with even "lower impact events" cannot help but be disruptive to the neighborhood and poses a serious threat of noise pollution to nearby residents. If the owners of Ridgefield Events would like to enjoy a quiet week they could simply not schedule an event. No one else in the area would have that option, diminishing the quality of life for residents who did not consent to such disruptions.

The proposal to host outdoor gatherings of up to 120 guests from 1 PM to 9:30 PM over the weekend is especially concerning. The current goal to have these larger parties be in the minority may still represent a dozen or more weekends where a hundred people are partying at a wedding reception in our neighbors' yard. Looking to the future, business plans change and should these larger events prove successful and lucrative they may become even more frequent. Until recently their website advertised a capacity of 300[1], suggesting that they are expecting to host events of much greater size. This has since been reduced to 200, which is still almost double the 120 noted in the application (and easily reverted).

Additionally, Fickle Hill is a winding road with a 25-30 miles per hour speed limit and a recommendation of 10 mph on some curves between the venue and Arcata. 120 guests may well arrive in 100 cars, which would undoubtedly lead to heightened traffic levels in the vicinity, creating

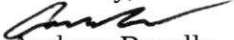
congestion and safety hazards on Fickle Hill Road. And over the course of the evening's festivities those 100 cars (200 cars? more? "Ample parking for 300 is available in a meadow."[2]) will be departing via the driveway next to ours (or possibly even our shared driveway that has access to 2242 Fickle Hill?). The majority will likely be starting their engines, turning on their lights, and leaving once the party is over late at night. Again, this cannot help but be disruptive.

From the point of view of a business that hosts weddings the natural beauty and the peace and quiet of the area can be seen as resources that can be taken advantage of. While exploiting them will almost certainly benefit its owners for the rest of the community there are nothing but costs.

In conclusion, I urge the Humboldt County Planning Commission to carefully consider the adverse effects of granting the Ridgefield Events Conditional Use Permit. The proposed project represents a clear threat to the peace, safety, and overall harmony of the neighborhood, and I respectfully request that it be denied.

Thank you for considering my concerns regarding this matter.

Sincerely,


Andrew Bezella

1. <https://web.archive.org/web/20240216201637/https://ridgefieldweddings.co/>
2. <https://web.archive.org/web/20240226185159/https://ridgefieldweddings.co/faq/>

Dear Neighbor,

My name is Scott Davies and I am your neighbor at 2242 Fickle Hill Rd. I am writing to introduce myself as I am in the permit process with the County for my business Ridgefield Events and I want you to know more about my plans, as well as my concerns for the possible impacts on you.

I have owned my property and made it my home for the last 20 years. I have raised my 4 children here and nursed my wife as she succumbed to cancer here. Her ashes are spread here, and I hold this property very close in my heart. As a result, I made the decision a few years ago to gift the City of Arcata (with no compensation) a conservation easement over my 75 acres of timber land to honor her memory, to protect it from development, and to expand the habitat of the Arcata Community Forest which my property borders. I finalized this gift to the city last November and am excited to have ensured that this property will remain protected from development in perpetuity.

As part of the Conservation Easement gift, last summer we worked with the city's foresters to conduct a habitat restoration logging project to improve the habitat value of our forest and help it reach what the foresters call "late seral stage", which has the highest habitat value, as quickly as possible. Separately, after having the power lines go down 11 times last winter, PG&E conducted a tree removal project along our driveway to protect the trunk line which runs down our driveway. While both projects were important for different reasons, I regret any noise impacts you may have experienced as a result of this work and appreciate your patience with the restoration process, and understanding about PG&E.

I mention noise first because noise is a potential impact that we are most focused on with our event business. We are located a long way back from Fickle Hill Rd with a hill between our event space and the road so there is a natural sound barrier. Additionally, our event noise will *always* stop by 9:30pm at latest. Also, most of our events will be elopements and smaller micro weddings (30 people or less) and because we can host these gatherings inside our home, and they generally don't include music and dancing, there won't be sound impacts from these events.

Another consideration is traffic. We have agreements with local Hotels, cab companies, and private shuttle businesses all of whom can provide shuttle and/or bus service to our location to minimize traffic. All our parking is ¼ mile down our driveway and a long way off Fickle Hill. There will be no parking on Fickle Hill Rd at any time for any event. We also have parking attendants who will ensure that traffic is routed appropriately up our driveway and to our parking area which will help ensure smooth traffic flows in and out of our project.

I feel sure that our event business and the conservation easement's protections are a *much* better fit than increased development would be for our neighborhood.

I am available to answer any questions you may have; it is important to me that you have an opportunity to air any concerns and get answers from me directly. My personal cell phone is (707)499-5410 or you can email me at scottdaviesarcata@gmail.com.

Lastly, my intention was to get this letter out to you *before* the county sent its letters out. I misunderstood the timeline and apologize that you didn't hear about this project from me first.

Sincerely,

From: [Jon Hoover](#)
To: [Yandell, Rodney](#)
Subject: Ridgefield events letter
Date: Sunday, March 17, 2024 4:35:52 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

To whom it may concern

I wanted to write a short letter supporting Scott Davies and his Ridgefield events business plan.

My name is Jon Hoover, I own a house, 2419 Fickle Hill Road, close to Scott. I bought the house in spring of 2005 and met Scott right away. In the close to 20 years of being there, he has always been a great and conscientious neighbor. We have never had any negative encounters or issues with Scott, his activities, friends, or family. In fact, we very much appreciate the conservation easement and stewardship he has spearheaded on his property. The idea of, and his plan for Ridgefield events, seems to me to be a win-win for Arcata and the community.

Sincerely

Jon Hoover

From: [Humboldt Wedding Co.](#)
To: [Yandell, Rodney](#)
Cc: [Scott Davies](#)
Subject: Ridgefield CUP | Community Input
Date: Monday, March 18, 2024 4:42:29 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Humboldt County Permitting Team,

I am writing to express my full support for Ridgefield Events as they pursue updating their Conditional Use Permit. As a Wedding Planner, I have had the pleasure of collaborating with Ridgefield Events on various occasions, and I can attest to the positive impact they have had on our community and local businesses.

Ridgefield Events has proven to be an invaluable economic partner for my business. Their commitment to supporting small, local, women-owned businesses like mine is commendable and has significantly contributed to our growth and success.

Furthermore, Ridgefield Events fills a unique niche for event venues in Humboldt County. Their presence not only enhances the local economy but also provides businesses like mine with the opportunity to expand revenue streams and hire more staff. The events hosted by Ridgefield are always of the highest caliber, showcasing professionalism and sophistication that elevate our community.

Additionally, the convenience of Ridgefield's location close to Arcata has been immensely beneficial for my business. Reduced fuel costs and travel time allow us to allocate resources more efficiently, ultimately contributing to the overall success of the events we participate in.

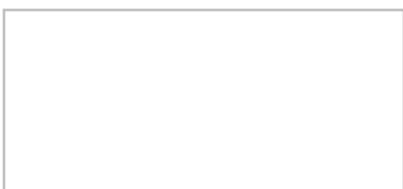
Moreover, Ridgefield's ability to attract business from outside our area brings crucial tourism dollars into our county, benefiting both local businesses and the community as a whole.

In conclusion, I urge you to support Ridgefield Events in their efforts to update their CUP. Their dedication to promoting local businesses and enhancing our community is truly commendable, and I believe they are an asset to Humboldt County.

Thank you for considering my input.

Sincerely,

Karee Toyama



humboldtweddingco.com | 707-702-2006
Instagram | [Humboldt Wedding Co.](#)

3/18/24

Good afternoon, I hope this letter finds you well. I wanted to take a moment to express my gratitude for the invaluable partnership my small business has cultivated with Ridgefield Events. As a key economic partner for my business, Ridgefield plays a vital role in my operations and growth strategy.

Firstly, I deeply appreciate Ridgefield's unwavering commitment to supporting small, local, women-owned businesses like mine. It's truly heartening to see a venue prioritize inclusivity and community empowerment.

Ridgefield's unique position as the go-to events venue in Humboldt fills a niche that no other venue can, and has been instrumental in my pursuit of revenue growth and expansion. The opportunity to collaborate with Ridgefield has provided me with a platform to showcase my services in an environment that exudes class and sophistication.

The strategic location of Ridgefield, nestled close to Arcata, offers unparalleled convenience for our out-of-town guests participating in events. Its proximity to both the airport and town, coupled with access to breathtaking private redwood forests, not only streamlines their travel but also enriches their overall experience, infusing it with a sense of natural wonder and tranquility.

Additionally, I am deeply appreciative of Ridgefield's invaluable contribution to our county's economy through its ability to attract tourism dollars from beyond our region. These economic ripples not only directly benefit my business but also enrich the prosperity of our entire community.

In conclusion, we want to express our sincere appreciation for the partnership we share with Ridgefield Events Venue. Their dedication to excellence, support for local businesses, and contribution to the economic growth of our community are truly commendable. We look forward to continuing our collaboration and achieving even greater success together in the future with the approval of their conditional use permit.

Warm regards,

Laura Berrey

From: [Annika Botha](#)
To: [Yandell, Rodney](#)
Cc: [Scott Davies](#)
Subject: Ridgefield CUP Process
Date: Monday, March 18, 2024 5:39:45 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello Mr. Dell,

I hope this email finds you well. My name is Annika, and I own Annika Botha Photography, a woman-owned local small business. I am writing to you to support Ridgefield Events' operating permit renewal.

First and foremost, I am grateful for the opportunity to collaborate with Ridgefield Events. As a foundational piece of their mission involves supporting women-owned local businesses, I am proud to partner with them. Ridgefield Events' dedication to empowering businesses like mine is commendable and deeply appreciated.

Ridgefield Events plays a crucial role in our business's economic landscape. Their commitment to supporting small, local enterprises like mine fosters growth within our community and strengthens the fabric of our local economy. Their efforts in promoting inclusivity and diversity among businesses contribute significantly to the vibrancy of Humboldt County.

Moreover, Ridgefield Events fills a distinctive niche in Humboldt that few other venues currently occupy. This uniqueness is invaluable to my business, offering opportunities for revenue growth and expansion of our team. The events hosted by Ridgefield are synonymous with sophistication and elegance, setting a standard of excellence that resonates with our clientele and enhances our brand image.

The convenience of Ridgefield's location, situated close to Arcata, has been incredible. Reducing fuel costs and travel time associated with working events at Ridgefield has enhanced our operational efficiency and allowed us to allocate more resources toward delivering exceptional service to our clients. Furthermore, Ridgefield's role in attracting business from outside our county bolsters our local economy by infusing vital tourism dollars. These economic benefits trickle down to businesses like mine, contributing to sustained growth and success.

In conclusion, Ridgefield Events is a venue and a catalyst for economic empowerment and community development. I wholeheartedly support their permit renewal and urge you to consider the invaluable contributions they make to our county.

Thank you for your attention to this matter. Please do not hesitate to reach out if you require any further information or assistance.

Sincerely,
Annika Botha

--

Annika Botha Photography

Annika Botha

Photographer

<https://www.annikabotha.com/contact/>

<https://www.annikabotha.com/>

<https://www.instagram.com/annikabotha/>

March 18, 2024

Humboldt County Planning and Building Department
3025 H Street
Eureka, CA 95501

In late February we submitted comments regarding a Notice of Application we received from your department, as the owners of nearby APNs 500-011-022 and 500-011-023. This Notice of Application regarded:

PROJECT TITLE: Ridgefield Events Conditional Use Permit for Wedding Events
Record Number: PLN-2024-18885, APN 500-011-007.

Since submitting those comments to the County we have had the opportunity to discuss our comments with Scott Davies, who is affiliated with Ridgefield Events. We discussed the following:

1. With respect to our concern regarding noise levels and hours during which noise might potentially be a problem Scott Davies assured us that he is well aware of the potential for noise issues and that he will be certain to only operate during the hours stipulated on his Conditional Use Permit. If we have any issues with noise, either it being excessively loud or outside the hours of the Conditional Use Permit we will contact Scott Davies to alert him to please remedy the problem.

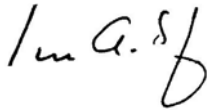
2. With respect to potential parking along Fickle Hill Rd. Scott Davies has assured us that he has both sufficient onsite parking and shuttle service agreements to provide transportation to the subject property such that parking along Fickle Hill Rd. should not occur in association with any events held on the subject property.

3. With respect to transportation safety and potential traffic congestion along Fickle Hill Rd. before and at the curve just uphill from the left turn into the subject property we discussed the need for some sort of warning to drivers coming down Fickle Hill Rd. of the potential for oncoming traffic and congestion in the vicinity of the driveway into the subject property. We suggested that, as the owners of the parcel along the east side of Fickle Hill Rd., we are willing to allow Ridgefield Events to place temporary warning signs of some sort along the edge of Fickle Hill Rd. on our property that will alert the downhill drivers of possible traffic and congestion ahead around the curve before the left hand turn into the subject property. These warning signs would be placed so they can easily be seen by the downhill drive, but would not endanger them in any way. These warning signs would be portable signs and would be placed along and removed from the side of Fickle Hill Rd. shortly before and after the events at the subject property. Scott Davies thought that our suggestion was a good idea and thanked us for being willing to work with him on this matter.

We believe that after talking with Scott Davies and addressing our prior concerns that we have and will be able to work through our concerns and any future issues, with Scott Davies and Ridgefield Events

regarding the events that will take place under this Conditional Use Permit. We support your issuance of the Ridgefield Events Conditional Use Permit for Wedding Events to Scott Davies and Ridgefield Events.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken A. Stumpf". The signature is written in a cursive, slightly stylized font.

Kenneth A. Stumpf

A handwritten signature in black ink, appearing to read "Margaret A. Stumpf". The signature is written in a cursive, slightly stylized font.

Margaret A. Stumpf
2300 Fickle Hill Rd.
Arcata, CA 95521

March 20th, 2024

To Whom it May Concern:

My name is Natalia Boyce and I am a local chef and catering business owner, born and raised in Humboldt County. I am writing to give my thoughts on what a wonderful impact Ridgefield Events will have not only on my business and wellbeing, but on the community at large.

I have just partnered with Ridgefield Events as their house caterer for all events this coming 2024 season. I am thrilled to begin this journey with such a thoughtful and hardworking team that manages the venue, and most of the other vendors working with Ridgefield are also local, women owned businesses. The Ridgefield team has allowed our talents and visions to combine into one space that feels productive, inspiring, and safe.

The opportunity to work with Ridgefield will allow my business to grow and thrive. We are looking to host and cater events for many locally owned businesses which will give my business wide exposure throughout the county, benefiting me in the short term and long run alike. The Ridgefield team is also expanding horizons and focusing on making the venue a premier place for destination weddings, which will in turn bring more revenue into the area from those traveling from afar.

The elevated experiences we will provide is second to none in the county. The property is unlike any I have ever seen, and the group of people coming together to create these one-of-a-kind events will be unmatched.

Thank you for your time,

Natalia Boyce

chefnataliaboyce.com

707-601-2525

To whom it may concern:

Regarding Scott Davies property and Ridgefield Events

We have lived at 2353 Ficklehill rd and have been neighbors with the Davies' since 2005. Since we share a water system and often have to collaborate to ensure our system is functioning properly, we are able to see how much Scott cares about his property and neighbors. This is why it is a pleasure to have the opportunity to speak on his behalf.

Over the last 19 years I've witnessed the continuing improvement of the property, including a lot of improvements that help the other neighboring property owners access and maintain the water system. Scott also generously donated a large portion of his property to ensure that conservation and stewardship of the redwood ecosystem remains intact to preserve this beautiful setting. Scott has been a great steward of the land which benefits his neighbors who share a water system and can be enjoyed by patrons of Ridgefield Events.

For 17 years Scott has been hosting events and I haven't ever had a complaint. I've never heard anything and I've never seen a car parked on the road. I can say I wouldn't know events were even happening if he didn't tell me. A business model like this is what our area needs to help highlight the North Coast as a destination for memorable events. This property offers a unique private redwood setting that people should be able to enjoy for long lasting memories.

Sincerely,
Pete and Julie Levy

From: [Elizabeth Nelson](#)
To: [Yandell, Rodney](#)
Cc: [Scott Davies](#)
Subject: Ridgefield Weddings Permit
Date: Tuesday, March 19, 2024 6:09:42 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Ryan,

I hope this finds you well. As the marketing manager for Ridgefield Weddings, I wanted to express my heartfelt appreciation for considering their use permit.

I'm truly grateful for Ridgefield's dedication to supporting businesses like mine – small, local, and women-owned. Your commitment resonates with our values and empowers us to make meaningful contributions to our community.

Ridgefield's role in providing a unique event venue in Humboldt is invaluable. This niche fills a gap that no other venue currently addresses, offering us a chance to grow while positively impacting the local economy and culture.

Our experience collaborating with Scott and Krista at Ridgefield has been exceptional. Together, we've orchestrated events that exuded elegance and sophistication, a testament to Ridgefield's unwavering commitment to excellence.

Furthermore, I deeply appreciate Ridgefield's role in attracting tourism dollars to the county from outside the immediate area. These dollars are vital for sustaining our business and fostering economic prosperity throughout the community.

Thank you for considering Ridgefield's application for the permit. We're dedicated to upholding the values of excellence, collaboration, and community that define our partnership.

Warm regards,

Elizabeth Nelson
Marketing Manager
Ridgefield Weddings

From: [Jesse Hall](#)
To: [Yandell, Rodney](#)
Cc: scottdaviesarcata@gmail.com
Date: Tuesday, March 19, 2024 6:13:35 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hey Ryan,

Hope you're doing well! Jesse here, reaching out to express our gratitude for considering Ridgefield's permit application.

I just wanted to take a moment to say how excited we are about the opportunity to work with Ridgefield. They've been super supportive of local businesses like ours, and it's been awesome to see that commitment to the community.

They're filling a gap in Humboldt that's been missing, and we're excited to be part of it. Working alongside Scott and Krista has been great – they really care about the community, preserving the environment, and it shows.

Ridgefield's role in bringing in tourism dollars from outside the area is huge for the community as a whole.

Again, we just wanted to say thanks again for considering their application. We're excited to see what the future holds.

Take care,

Jesse Hall
Customer Service
Ridgefield Weddings

From: [Lorien Sanchez](#)
To: [Yandell, Rodney](#)
Subject: Ridgefield Events permit for wedding events
Date: Tuesday, March 19, 2024 7:28:30 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

To Whom It May Concern,

We have a residence at 2246 Fickle Hill, APN 500-011-006. Scott Davies has been our neighbor for approximately 20 years of which for the past 14 years our house has been a long term rental. Scott has been hosting events off and on for 17 years. Between our family and tenants living there, we've never had any disturbances or issues with events he held.

We received the notice of application and believe it's a well thought out and respectful plan. We would like to show neighborly support for this endeavor.

Thank you,
Tony and Lorien Sanchez
707-845-9367
Sent from my iPad

From: [Simcha Mendle](#)
To: [Yandell, Rodney](#)
Subject: Ridgefield Events
Date: Wednesday, March 20, 2024 12:19:16 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

To Whom It May Concern,

Good morning. I am writing to give my support for Ridgefield Event's conditional use permit. Ridgefield is a gorgeous venue highlighting so much of what Humboldt county has to offer; a tranquil setting, beautiful Redwood trees, a lovely meadow and sense of true appreciation for nature and our county. Scott and Krista (owners of Ridgefield) demonstrate excellent stewardship of the land with responsible and dedicated care to the environment as well as to their neighbors and community. The venue provides a beautiful gathering place for local events, business gatherings and special life events such as weddings and birthdays. I believe their model of nature meets beautiful estate is excellent and elevated; a great space for Arcata and for Humboldt county.

Additionally, Ridgefield has been dedicated and conscientious of their impact on the land by maintaining their property, access roads and making sure their timber harvest areas are conservation minded. Within their events, conservation is also highlighted by limiting waste. The property is clean, and highlights their obvious love for the area.

Personally, I have been neighbors of Ridgefield for many years and have never had any complaints; noise, traffic or otherwise. Events held at Ridgefield have been only positive and I believe are a benefit for our area as it provides a great space for locals and out of town-ers to get together in a place that values our area and showcases much of what Humboldt is proud of; beautiful property, tall redwood trees, a very lovely estate, and it brings together outside vendors such as florists, caterers, musicians etc. which support other small businesses as well.

I hope that Ridgefield will continue to thrive as a great example of what Arcata has to offer and serve as an excellent business model; bringing together community and vendors to create wonderful events in our beautiful county.

Sincerely,
Simcha Mendle

Humboldt County resident of 20+ years,
small business owner and mother of two

3/23/24

Rodney Yandell,

I'm writing this letter to express my support for Scott Davies project. We have lived next to Scott since 2006 and are part of the Crestview water system which is based on his property. We have never had an issue with Scott regarding our water system or his special events. We also appreciate the conservation easement he placed on his property. I encourage you to approve the plan for Ridgefield Events.

Thank you,

Steve Lovett

2311 Fickle Hill Road

Arcata, CA 95521

Andrew Bezella
2236 Fickle Hill Rd
Arcata CA 99521

03 March 2024

Humboldt County Planning and Building Department
3015 H Street
Eureka CA 95501

RE: Opposition to Ridgefield Events Conditional Use Permit (Record Number: PLN-2024-18885, APN 500-011-007)

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Ridgefield Events Conditional Use Permit for Wedding Events, as outlined in the notice of application provided by the Humboldt County Planning and Building Department.

While I understand the desire for individuals to host events and celebrations, the nature of this proposed project raises significant concerns regarding its potential impact on the surrounding community, particularly in terms of noise and light pollution, the imposition on neighboring properties, and increased traffic levels.

My wife and I purchased the house at 2236 Fickle Hill Rd in large part due to its quiet and secluded nature. Our home is 200 yards from the proposed venue across a mostly open field. We have serious concerns with living that close to a business with the goal of hosting at least one outdoor party per week for six months of every year.

Notably, the Ridgefield Events web site offers to recommend live bands and DJs. The amplification of music and speeches and the general festivities associated with even "lower impact events" cannot help but be disruptive to the neighborhood and poses a serious threat of noise pollution to nearby residents. If the owners of Ridgefield Events would like to enjoy a quiet week they could simply not schedule an event. No one else in the area would have that option, diminishing the quality of life for residents who did not consent to such disruptions.

The proposal to host outdoor gatherings of up to 120 guests from 1 PM to 9:30 PM over the weekend is especially concerning. The current goal to have these larger parties be in the minority may still represent a dozen or more weekends where a hundred people are partying at a wedding reception in our neighbors' yard. Looking to the future, business plans change and should these larger events prove successful and lucrative they may become even more frequent. Until recently their website advertised a capacity of 300[1], suggesting that they are expecting to host events of much greater size. This has since been reduced to 200, which is still almost double the 120 noted in the application (and easily reverted).

Additionally, Fickle Hill is a winding road with a 25-30 miles per hour speed limit and a recommendation of 10 mph on some curves between the venue and Arcata. 120 guests may well arrive in 100 cars, which would undoubtedly lead to heightened traffic levels in the vicinity, creating

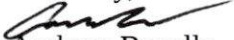
congestion and safety hazards on Fickle Hill Road. And over the course of the evening's festivities those 100 cars (200 cars? more? "Ample parking for 300 is available in a meadow."[2]) will be departing via the driveway next to ours (or possibly even our shared driveway that has access to 2242 Fickle Hill?). The majority will likely be starting their engines, turning on their lights, and leaving once the party is over late at night. Again, this cannot help but be disruptive.

From the point of view of a business that hosts weddings the natural beauty and the peace and quiet of the area can be seen as resources that can be taken advantage of. While exploiting them will almost certainly benefit its owners for the rest of the community there are nothing but costs.

In conclusion, I urge the Humboldt County Planning Commission to carefully consider the adverse effects of granting the Ridgefield Events Conditional Use Permit. The proposed project represents a clear threat to the peace, safety, and overall harmony of the neighborhood, and I respectfully request that it be denied.

Thank you for considering my concerns regarding this matter.

Sincerely,


Andrew Bezella

1. <https://web.archive.org/web/20240216201637/https://ridgefieldweddings.co/>
2. <https://web.archive.org/web/20240226185159/https://ridgefieldweddings.co/faq/>