



Operations Plan for Ridgefield Events

1 Introduction

While considering development plans for our 77 acre property, we weighed the potential for traditional development (multiple housing production) against the opportunity to protect this property from development and do something more beneficial with this rare block of largely undeveloped timber land 1 mile from the City of Arcata. As such, we decided to gift (with no compensation) all of our timber lands to the City of Arcata as a conservation easement (CE) to expand the habitat of the community forest, which we border. We are in the final stages of this multi-year effort and expect the CE to be finalized by the end of 2023.

We have envisioned Ridgefield Events as a complement to the CE. Instead of traditional development, we will instead host events that allow guests to appreciate and celebrate the beauty of the redwood forest, while maintaining the forest for its habitat and aesthetic value.

2 Hosting

Events at Ridgefield will be centered in the terrace area in front of our home. Guests will typically hold their ceremony and reception in this area. Tables and chairs, catering and music, flowers and desserts, will all be centered in this area. Hours of operations will be 9:30am to 9:30pm, with guests on site generally from 1pm to 9:30pm (maximum). Our venue will only be open from mid-April to mid-October as we are operating as an outdoor venue. My wife and I will run the business, there will be no employees. Our focus will be on doing "elopements" from Monday through Thursday (typically between 2-20 guests max) and weddings on Friday through Sunday (typically between 30-120 guests). Our goal over the next 3 years is to grow to 30 combined annual events with the majority being elopements which are smaller and lower impact events. Therefore, we anticipate operating for less than 10% of the year.

3 Restroom facilities

Ridgefield has established relationships with 2 local companies who provide trailered restrooms for our events. These restrooms are then taken offsite (along with the waste) after the event.

4 Parking

We have onsite parking for 150 cars. We will also collaborate with local hotels and private shuttle vendors to minimize traffic and parking impacts during our events. One example: the *Blue Lake Casino and Hotel* will not only house guests, but will also deliver them to our location with their shuttle bus, since we are so close to Arcata. We will encourage guests to leave their cars behind overnight if they need to carpool home for a safe ride.

We have lit signage at the end of our driveway to aid guests in finding our location, and will personally manage parking for events to ensure that guests are parked safely. Traffic is diverted by further signage upon approaching the event area so that guests know where to park when they arrive.

5 Alcohol

Our venue contract addresses safety concerns regarding alcohol consumption. Ridgefield Events will not allow off-site alcohol to be brought to our event venue. All alcohol must be served by a licensed/experienced bartending staff to ensure safe consumption. We view this as a liability and safety issue and take alcohol consumption very seriously.

6 Food

All food preparation will be conducted offsite by our catering partners and will be brought to Ridgefield ready to serve. We will work with licensed catering partners.

7 Noise

Our venue contract also stipulates that any amplified music associated with an event at Ridgefield will be turned off by 9:30pm so as to minimize any impacts on our surrounding neighborhood. We have hosted a number of large events for friends and family in the past, and have never had a single complaint from neighbors due to the fact that we are privately located and make sure any loud sounds (music etc.) stop by 9:30pm.

8 Garbage/recycling

We have garbage cans and recycling cans on site, and will take all garbage and recycling to the HWMA facility for proper disposal and recycling. We will use washable items whenever possible to reduce waste, and will focus on composting any food waste as well. We have ample water on site from the combined sources of a community water system located on our property as well as a well. The volume of water necessary to wash the utensils for an event is less than 20 gallons and therefore does not impact our septic system. We are also exploring providing compostable dishware to minimize water usage.

9 Access

As part of the sustainable logging operation conducted with the City's forestry team, our driveway access has been widened, had a fresh 6" of gravel over 1000' including 3 separate rolling dips to shed water and minimize erosion. We have had logging trucks and very large pieces of heavy equipment in and out our driveway with no access issues. As the maps make clear, we have unimpeded fire truck turn around space, as well as 30,000 gallons of water. Lastly, being located less than a mile from the city boundary, we are on the very lower part of Fickle Hill Rd where the road is wider and we are close to first responders.