

From: [Kein, Michael](#)
To: [Kein, Michael](#)
Subject: PLN-18885-MOD1 Ridgefield Event CUP (Fickle Hill)
Date: Thursday, July 10, 2025 9:20:21 AM
Attachments: [image001.png](#)

From: Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>
Sent: Tuesday, July 1, 2025 3:46 PM
To: Kein, Michael <mkein2@co.humboldt.ca.us>
Cc: Molofsky, Adam <AMolofsky@co.humboldt.ca.us>
Subject: RE: PLN-18885-MOD1 Ridgefield Event CUP (Fickle Hill)

Hi Michael,

Sorry for the delayed response. DEH contacted the applicant yesterday regarding the concerns you've described in your preceding email.

Regarding water supply, the applicant is claiming that allowing 14 guests to stay overnight for up to three days during events will either contribute no net increase or a reduction in water use, as they intend to only extend overnight accommodations to smaller wedding parties; therefore, an increase in events utilizing the overnight stay theoretically decreases the number of events utilizing the maximum number of guests allowed. DEH has not asked the applicant to pencil this math out yet, but it may be worth doing so and potentially adding a COA to limit event occupancy accordingly when overnight accommodations are made.

Regarding septic, there are two permitted septic systems on this parcel:

- Residence: this system was approved in 1977 to accommodate a three-bedroom residence, equivalent to 450 gallons per day. This system had its septic tank replaced this past year under modification permit and the leach field was in working condition at that time. Residential systems are sized based on number of bedrooms, but this modified use might be more comparable to a hotel/motel with a kitchen, which should be designed to 50 gallons per day per bed space per local regs. If there will be more than nine (9) bed spaces, DEH recommends the applicant hire an septic design consultant to demonstrate the existing system is sized to accommodate the additional anticipated wastewater flow rate generated; if the existing OWTS is determined to be undersized, the applicant will need to obtain septic modification permit and install the modifications necessary to meet current standards before commencement of overnight stays.
- Detached restroom: this system was approved in 2025 to accommodate up to 150 guests during special events and shares no plumbing with the residential structure.

Please let us know if you have any additional questions.

Best,

Joey Whittlesey

Senior Environmental Health Specialist

[Land Use Program](#)

[Division of Environmental Health](#)

100 H Street, Suite 100, Eureka, CA 95501

Phone: (707) 268-2240 – Fax: (707) 441-5699

From: Kein, Michael <mkein2@co.humboldt.ca.us>

Sent: Tuesday, July 1, 2025 10:34 AM

To: Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>

Subject: RE: PLN-18885-MOD1 Ridgefield Event CUP (Fickle Hill)

Good morning, Joseph,

I wanted to follow up on an email I sent this past Friday regarding PLN-18885-MOD01 at 2242 Fickle Hill. I wanted to confirm that the newly approved septic system could support the number of guests that the applicant is proposing. Please let me know if you have any information in regard to this referral.

Cheers!

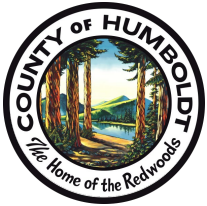
Michael J Kein, MBA

Associate Planner

[Planning and Building Department](#)

3015 H St. Eureka, CA 95501

707-268-3739



Effective July 1, 2024, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday, with the counter closed on Fridays.

From: Kein, Michael

Sent: Friday, June 27, 2025 8:20 AM

To: Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>

Subject: PLN-18885-MOD1 Ridgefield Event CUP (Fickle Hill)

Good morning, Joseph,

I have been assigned the Modification for PLN-18885- CUP at 2242 Fickle Hill Road. This project requests allowing for overnight guests (up to 14) to stay for up to three days during the scheduled events. My only concern regarding this was the use of water and the septic. The original referral from DEH spoke to the catering operations. Now that the applicant is requesting overnights, I assume water use would increase. There is not mention of increased water use or wastewater in the revised operations plan (attached)

Please let me know if you have any insights into this and if there is a need to condition a septic review.

Operations Plan 18885 (original)

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.

Cheers!,

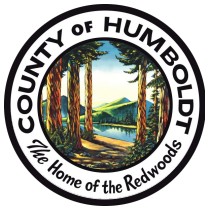
Michael J Kein, MBA

Associate Planner

Planning and Building Department

3015 H St. Eureka, CA 95501

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DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388


ON-LINE
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Rodney Yandell, Senior Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 01/29/2024

RE: **RIDGEFIELD EVENTS; APN 500-011-007, APPS# PLN-2022-17766-CUP**

Project is to use an agricultural property as a wedding venue with up to 30 events per year.

ROADS: The project is located on Fickle Hill Road (5J040) a paved, county maintained road without pedestrian facilities. Fickle Hill Road has a varying width road right of way and has a painted centerline stripe. The road has adequate functional capacity to handle event traffic.

SITE PLAN: Existing residential driveway gate appears to only allow one-way traffic and does not meet current fire safe regulations.

TRAFFIC CONTROL: The access location of the event requires traffic control at the intersection of the driveway and Fickle Hill Road. The primary concerns are impacts to traffic on Fickle Hill Road resulting from event related congestion; road geometrics; and vehicles parking along the County Road in a manner that encroaches into the travel lanes. The goal is to reduce congestion and to provide unobstructed travel lanes in both directions on Fickle Hill Road. Currently the County road is not developed to have on-street parking, all parking shall be provided on-site pursuant to County Code §314-109.1 et. seq.

The following conditions are recommended: Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

(1) Applicant must apply for and obtain an Encroachment Permit for the widening of a surfaced commercial driveway on Fickle Hill Road that will be used for event traffic. The permit will require the commercial driveway entrance to be surfaced a minimum eighteen (18') feet in width with asphalt concrete or Portland cement concrete. The paved area shall extend a minimum of fifty (50') feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection

with the County road. The driveway shall intersect the County road at a 90° angle. [reference: County Code §314-109.1.2.2.5, 411-11 (a) & (b)].

(2) Site visibility shall be maintained at all times for all driveways used for event traffic. Fencing, gates, and vegetation at/near the driveway used for event traffic may need to be modified. [reference: County Code §341-1 et seq.]

(3) Applicant shall apply for and obtain an annual permit from the Public Works Land Use office to provide temporary traffic control during each event. This shall require the submittal of a Traffic Control Plan prepared by a Registered Civil Engineer or Traffic Engineer. (The Department may waive the requirement for the preparation of the plan by a Civil Engineer if the Department determines that all of the required traffic control measures are included in the details from the California MUTCD or CalTrans Standard Plans.) Details for all traffic control to be performed in the County right of way shall be provided in the plan. Details may be copied from the California MUTCD or Caltrans Standard Plans. Traffic control personnel shall wear identifying clothing, which includes brightly colored vests or jackets. The Permittee shall provide adequate personnel to control the event participants and to monitor all areas requiring traffic control related to Fickle Hill Road.

(4) The Permittee shall provide the Humboldt County Department of Public Works with an insurance certificate in the minimum amount of \$3,000,000.00 naming the County of Humboldt as an additional insured.

(5) The County road is not constructed to allow on-street parking. All parking must be developed on-site. The applicant shall ensure that guests do not park along the County road. [reference: County Code §314-109.1 et seq.]

(6) The County roadway shall be cleaned of any tracked mud, soil, and debris after each event. In the future if Public Works determines that the tracking of material has become problematic, Public Works will require that the applicant construct additional paving or other measures to prevent tracking of materials from event traffic.

// END //

August 21, 2025

County of Humboldt Planning & Building Dept.
3015 H Street
Eureka, CA 95501

Re: PLN-2024-18885-MOD01
2242 Fickle Hill Road, Arcata, CA 95521 (APN(s): 50001107)

Dear Humboldt County Planning,

Thank you for providing PG&E the opportunity to review your proposed plans PLN-2024-18885-MOD01 dated June 24, 2025, and received on June 25, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at PGEPlanReview@pge.com.

Sincerely,



Pacific Gas and Electric Company
Plan Review Team
Email: pgeplanreview@pge.com

From: [Owen, Patrick J](#)
To: [Kein, Michael](#)
Cc: [Whittlesey, Joseph](#); [Molofsky, Adam](#)
Subject: RE: Update Description - PLN-18885-MOD1 Ridgefield Events (Fickle Hill, Arcata)
Date: Wednesday, September 3, 2025 2:18:12 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Michael,

Following up on our phone call yesterday, DEH has the following comments on the proposed modification to the previously approved Conditional Use Permit (PLN-2024-18885), to allow up to 14 special event guests to stay overnight in the existing residence, and to increase the maximum number of guests to 175 per event, and to allow up to 40 events per year:

The Division of Environmental Health (DEH) recommends conditional approval of the proposed project, provided that the applicant increases the size of the existing Onsite Wastewater Treatment System (“OWTS”) that is connected to the ADA restrooms (installed in April 2025), to accommodate the increase in projected maximum wastewater flows, i.e. from 150 guests per event to 175 guests per event, by applying for an OWTS Modification permit through DEH, and installing additional OWTS dispersal trench(es), per approved design by a qualified OWTS professional. No modification is required at this time for the OWTS that serves the existing residence.

Please let me know if you need any additional information.

Best,

Patrick Owen, REHS

Supervising Environmental Health Specialist
Solid Waste LEA and Land Use Programs
Humboldt County DHHS-Division of Environmental Health
(707) 268-2209 (Direct) (707) 445-6215 (Main Office)

[Environmental Health | Humboldt County, CA - Official Website](#)

