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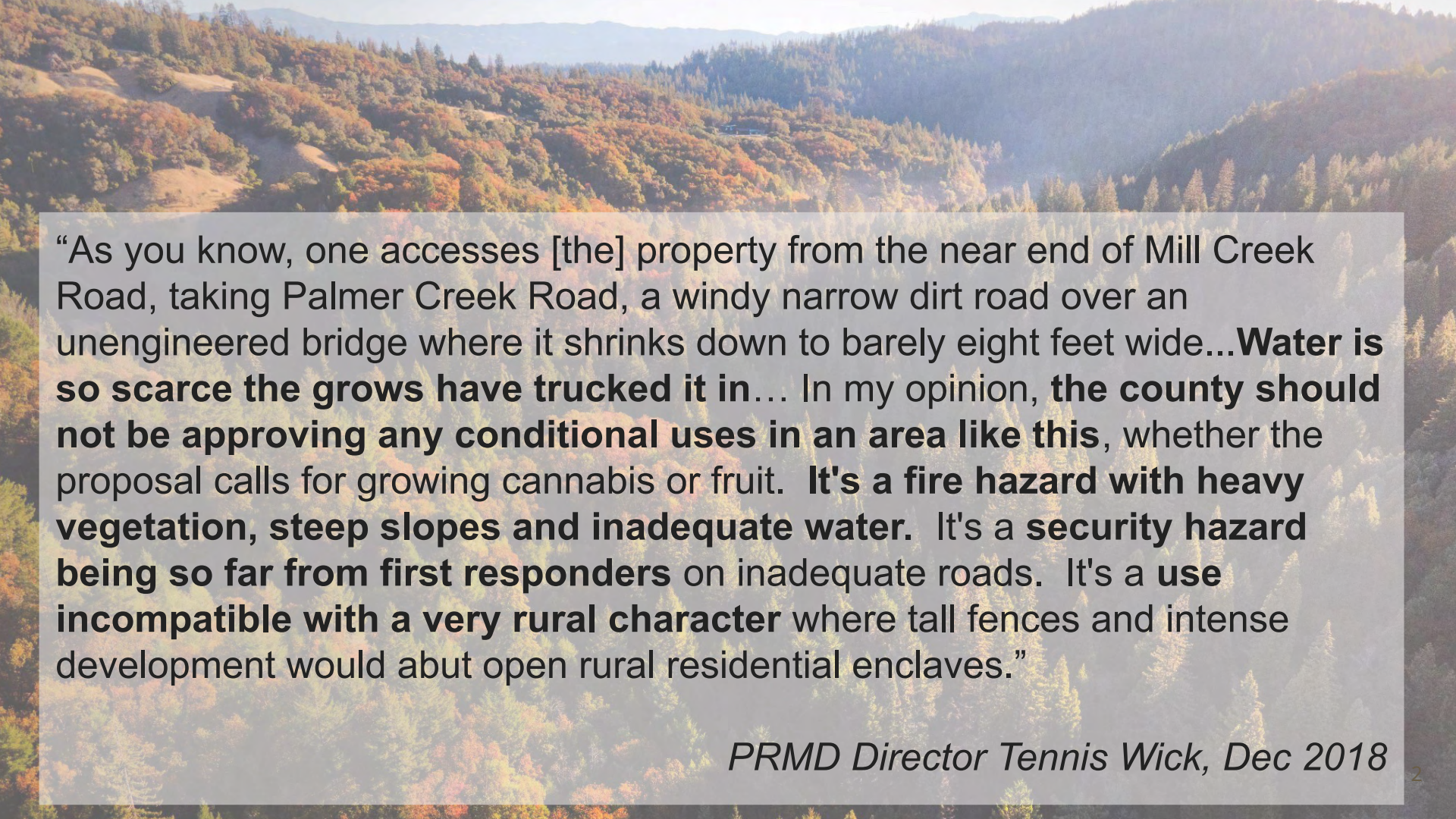
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# Evergreen Acres Use Permit appeal

— December 6th 2022 —

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“As you know, one accesses [the] property from the near end of Mill Creek Road, taking Palmer Creek Road, a windy narrow dirt road over an unengineered bridge where it shrinks down to barely eight feet wide...**Water is so scarce the grows have trucked it in...** In my opinion, **the county should not be approving any conditional uses in an area like this**, whether the proposal calls for growing cannabis or fruit. **It's a fire hazard with heavy vegetation, steep slopes and inadequate water.** It's a **security hazard being so far from first responders** on inadequate roads. It's a **use incompatible with a very rural character** where tall fences and intense development would abut open rural residential enclaves.”

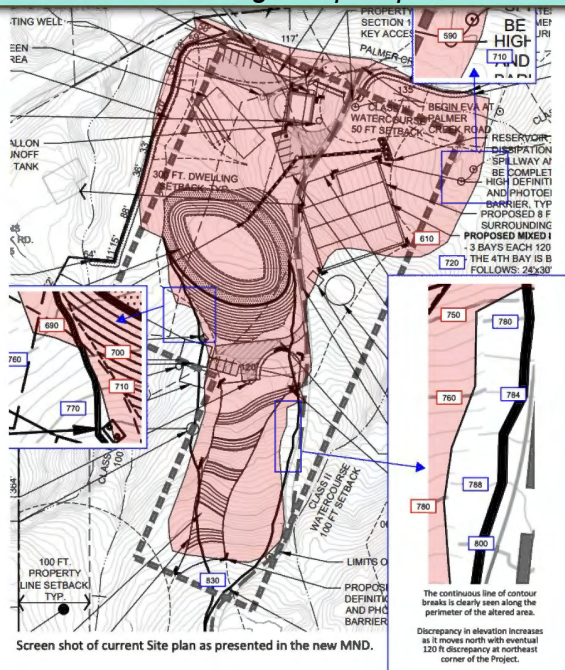
*PRMD Director Tennis Wick, Dec 2018*



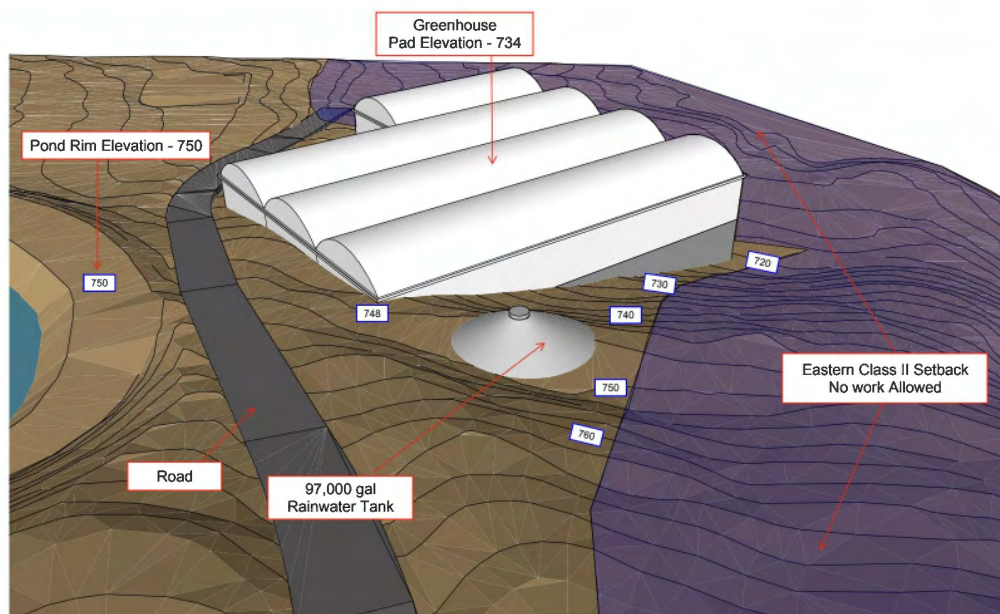
**MDN ignores major changes to grading needs, visual impacts, and rights of neighbors**

# Site map edited drastically to “fit” within the setbacks, with unanalyzed impacts on grading plan

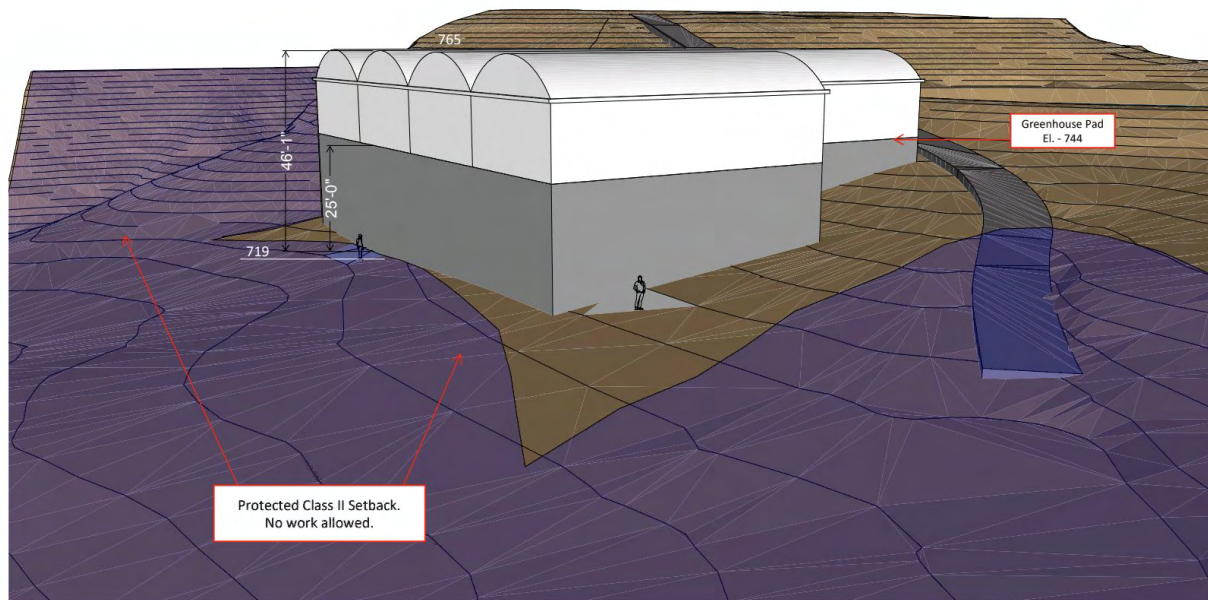
Topo lines adjusted artificially as greenhouse moved higher up slope



New location for greenhouse and tank imply significant earth work and puts the water tank underground to enable rain catchment



# MND claim of “no visual impacts” is completely unsubstantiated



*MDN claims* “Proposed buildings, reservoir, and other site development would **not be visible from any public vantage point** as the fence and landscaping would screen them from view.”

*In reality:* The **Greenhouse structure** with the required stem wall would be **46' high -- the equivalent of a 5-story building** if building to avoid major excavation

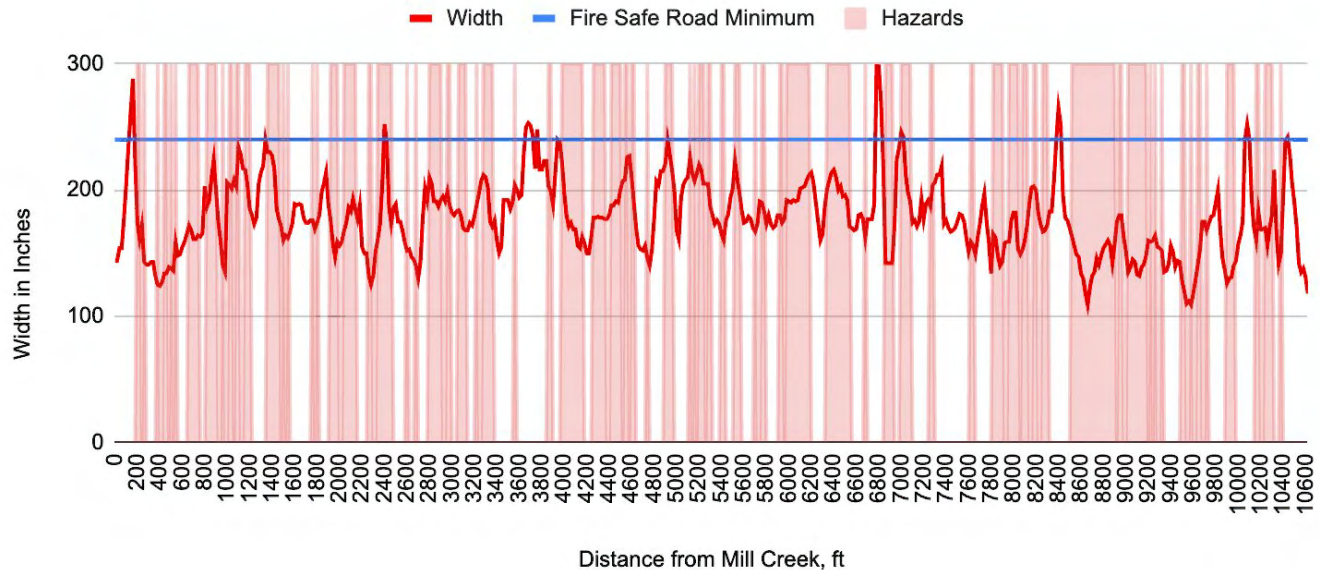


**The road does not meet Fire Safety Standards and conditions for the Exception to Standards are not valid**

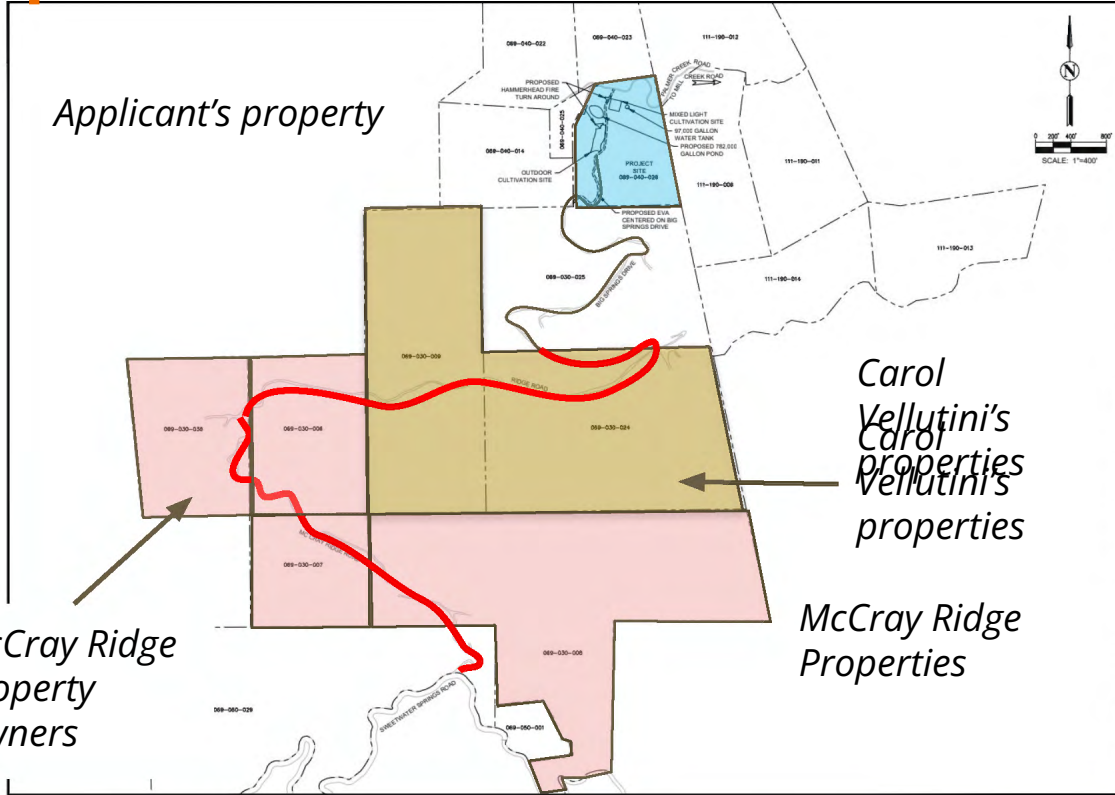
# Palmer Creek Road does not meet the Board of Forestry's Fire Safe Roads Standards

- <20 ft in width
- >3 miles long
- Dead end
- Single lane
- Unpaved
- >40% of road length has unpassable hazards (drop off, trees, fence)

Palmer Creek Road Overview



# The proposed EVA trespasses on multiple neighboring properties



EBA  
 TENTATIVE EVA SITE PLAN  
 8668 PALMER CREEK ROAD  
 HEALDSBURG, CA 94448  
 APRIL 06P-000-02E

Sheet Number  
**EVA1**  
 of 1

*"In light of the foregoing, be advised that neither the project applicant nor the underlying project site property owner, Thomas Planson, have any known legal access easement or right of passage over or through the Vellutini property for any stated purpose, nor any concomitant lesser right to construct roadway improvements on or within the Vellutini property. Further, to the extent that the applicant or the project site's underlying property owner, Thomas Planson, may assert some form of undefined prescriptive use right over and through the Vellutini parcels such a claim is unperfected and without merit in the absence of a court decree."*

Ron Dering to PRMD,  
 Attorney for Carol Vellutini,  
 May 12, 2021

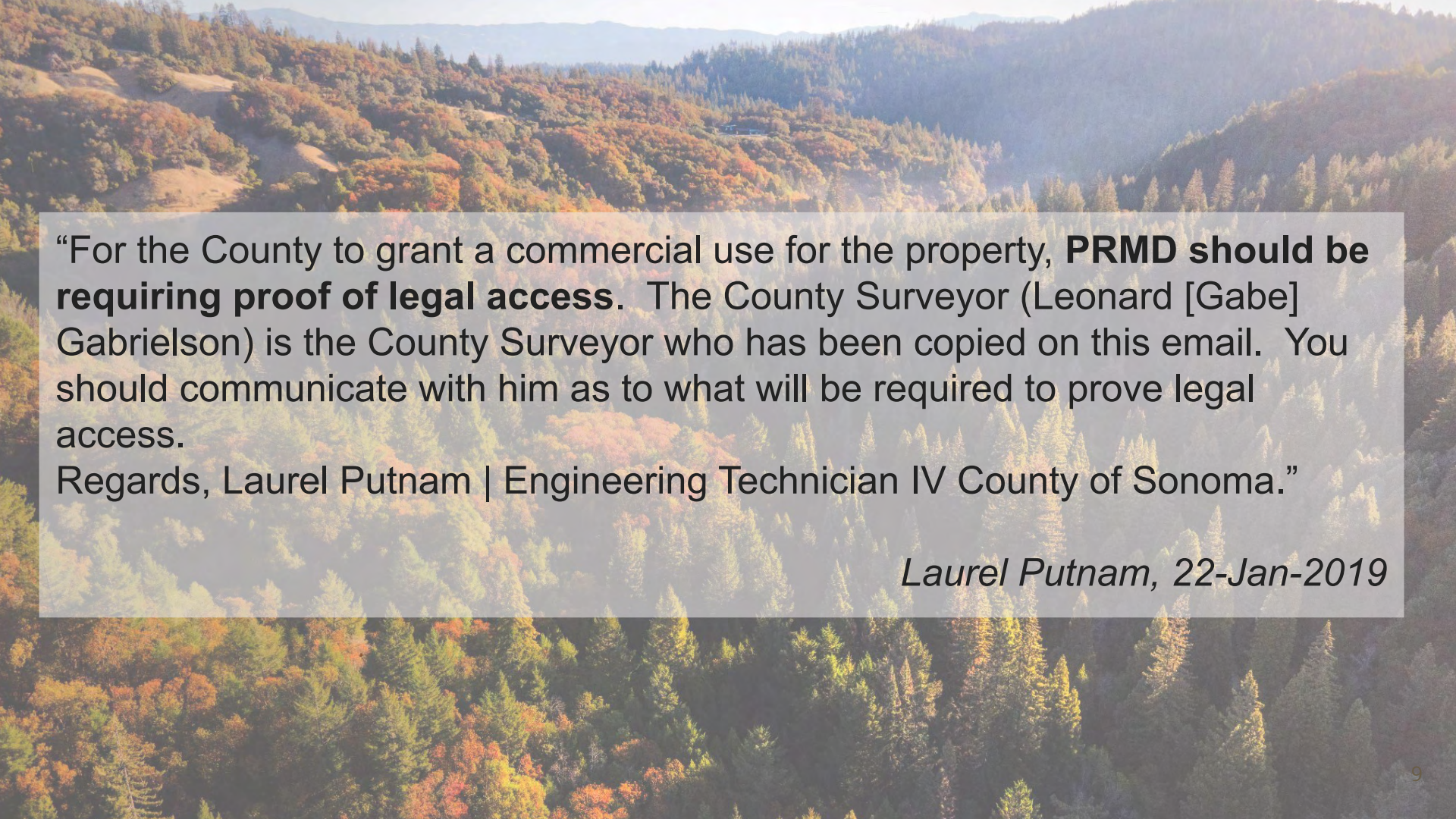
McCray Ridge  
 Property  
 Owners

McCray Ridge  
 Properties

Letters from each landowner found here:

- [069-030-006](#)
- [069-030-036](#)
- [069-030-007](#)
- [069-030-008](#)



An aerial photograph of a forested hillside. The foreground and middle ground are covered in dense trees with vibrant autumn foliage in shades of orange, yellow, and red. In the background, the forest transitions to a darker green, and rolling hills are visible under a clear sky.

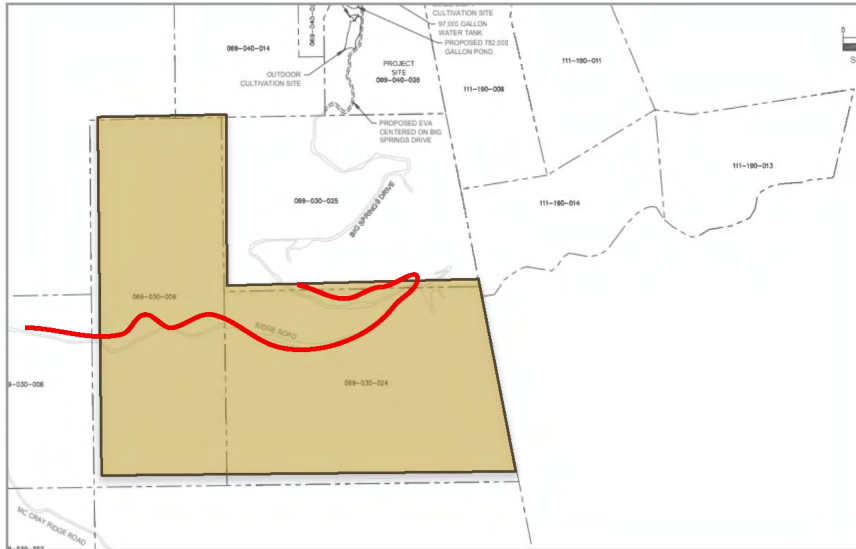
“For the County to grant a commercial use for the property, **PRMD should be requiring proof of legal access.** The County Surveyor (Leonard [Gabe] Gabrielson) is the County Surveyor who has been copied on this email. You should communicate with him as to what will be required to prove legal access.

Regards, Laurel Putnam | Engineering Technician IV County of Sonoma.”

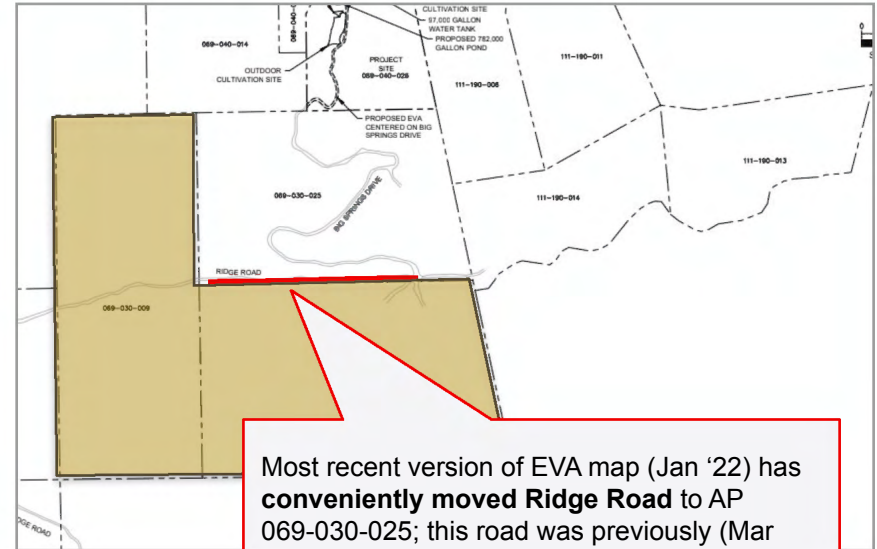
*Laurel Putnam, 22-Jan-2019*

# Submitted maps are now inaccurate as to location of proposed route

March 2021 submission



Jan 2022 Submission



Most recent version of EVA map (Jan '22) has **conveniently moved Ridge Road** to AP 069-030-025; this road was previously (Mar '21) correctly shown on 069-030-024, where the applicant has no easement and [is corroborated by LiDAR imagery](#)

# Secondary egress through Max property is also on private property to which applicant has no access rights



*"This road across our property **may not be used by anyone without permission specific for each use.** There are several locked gates across this road. It is narrow, steep, unsurfaced and subject to landslide and blockage by falling trees. **Use of this road without permission is subject to the laws of trespass and will be vigorously prosecuted.**"*

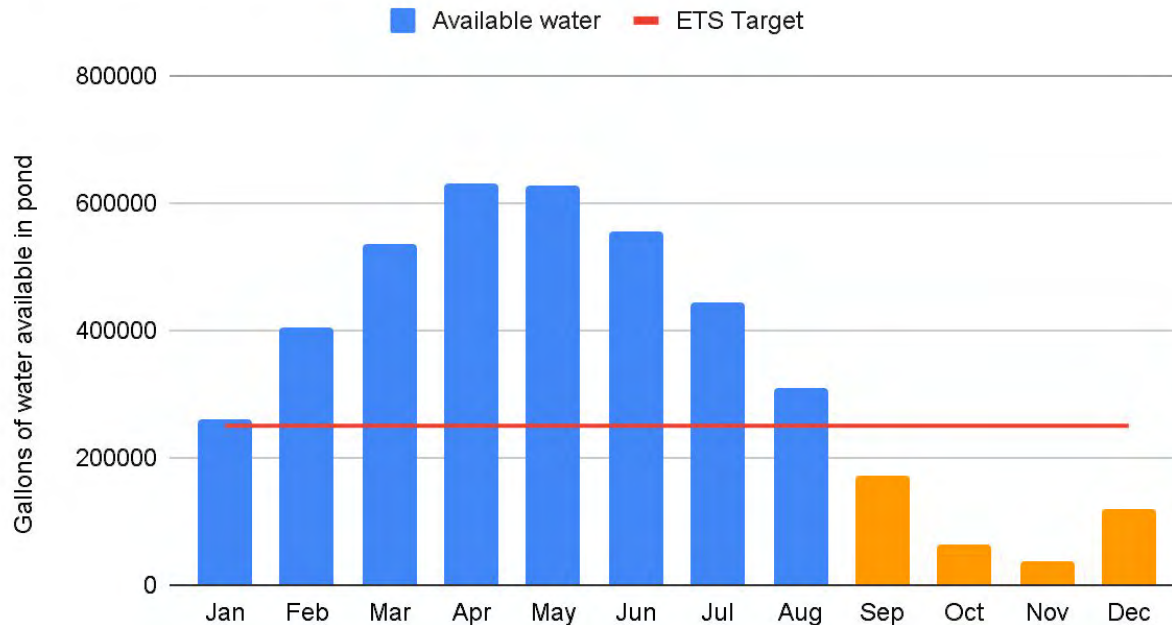
***Please remove the assertion that it is an alternate egress for Mill Creek Road or Palmer Creek Road from all documents published by the County immediately."***

Oliver Max (owner of APN 110-060-069) email to PRMD 11/23/22

It is also more than 2 miles from the project site and does not mitigate for Palmer Creek Road deficiencies

# Requirement for 250,000g of onsite water for firefighting is not enforceable and unlikely to be met

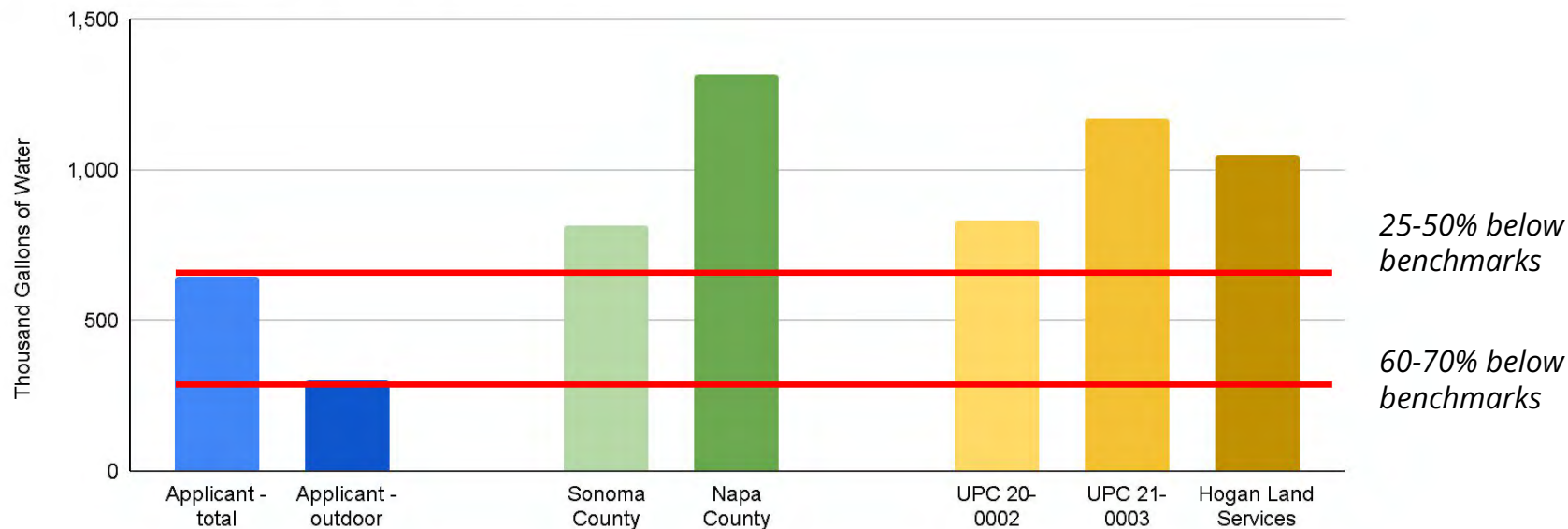
## Water Availability in Drought Year



- Projects' own analysis shows **deficit in single drought year**
- Condition has **no monitoring or reporting requirements** -- no verification at all that it will be met

# The project estimates of water need are 25-50% below comparable projects and the county's own benchmarks

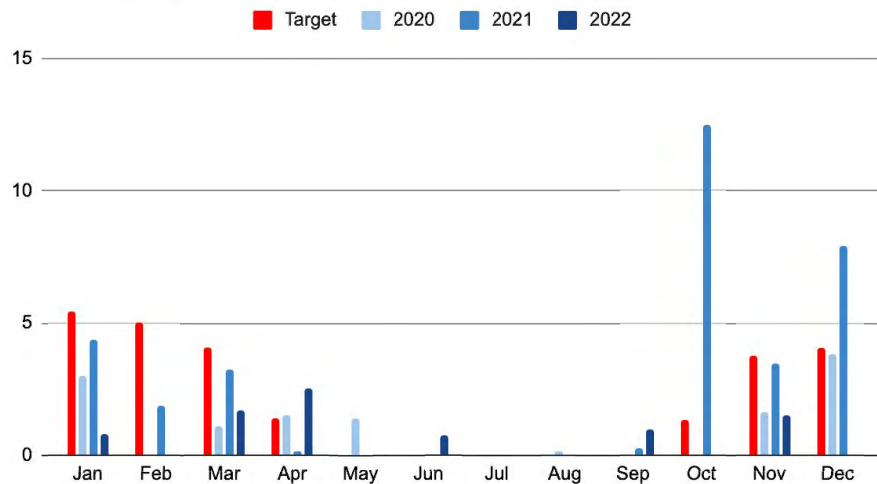
Annual water use per acre of cultivation



*High likelihood the project will deplete its water reserves -- and those allocated for firefighting, and will be incentivized to use groundwater or streamflow*

# Estimates of water availability, even in drought, are optimistic -- target not reached in 2 out of last 3 years

Rainfall vs targets



| Year   | Total Rainfall | Gap to Target |
|--------|----------------|---------------|
| Target | 25.03          |               |
| 2020   | 12.52          | -12.51        |
| 2021   | 33.71          | 8.68          |
| 2022   | 8.22           | -16.81        |

Additionally, the applicant **uses an inflated runoff coefficient** of 0.45 instead of 0.25 -- **increasing runoff estimates by nearly 2x**

# Applicant's Water Use Assessment explicitly shows intent to use groundwater and stream diversion to fill pond despite claims to only use rainwater

*We understand the project applicant has a small irrigation use permit registration (SIUR) from the State Water Quality Control Board – Division of Water Rights (SWQCB-DWR). The SIUR permit **allows the property owner to draw water from the well or from any onsite surface water** at a rate of less than 10-gallons a minute (GPM) as long as it occurs outside of the forbearance period (March 1- October 31)....Therefore, consistent with the property owner's SIUR permit requirements, **rainy season groundwater withdraws (Nov. 1 – March 31) for the purpose of filling the irrigation pond should be allowed** and the project conditions levied by the BZA should be consistent with these established water usage rights governed by the SWQCB-DWR.*

*Hurvitz Environment Supplemental Water Use Assessment Sept 2021 p3-4*

**An independent hydrology analysis of the project and MND identified 5 additional critical issues**

1. Inadequate Analysis of **Impacts on Groundwater Recharge**
2. Inadequate Analysis of **Impacts on Flow and Aquatic Habitat in Palmer Creek**
3. Incomplete Analysis of **Storage Reservoir Releases on Water Quality**
4. Earthwork Construction within Palmer Creek **Riparian Setback**
5. Insufficient **Setback from Septic Leach Field**



# The County may not approve the Project without preparing an environmental impact report under CEQA

## The MND Fails to Adequately Identify, Analyze, and Mitigate the Project's Environmental Impacts

1. **The MND's Analysis of the Project's Water Supply Impacts Violates CEQA**
2. **The MND's Analysis of the Project's Hydrology and Water Quality Impacts Violates CEQA**
  - a. Expert Hydrological Consultant's Review of the Project Identifies Significant Impacts on Groundwater Recharge Which the MND Fails to Disclose or Mitigate
  - b. The MND's Sole Mitigation Measure for Hydrological and Water Quality Impacts (MM-HYD-1) Does Not Include All Required Actions Needed to Mitigate Impacts
  - c. The MND Provides an Incomplete Analysis of Storage Reservoir Releases on Water Quality
  - d. Cumulative Impacts of Multiple Commercial Cannabis Operations Within Close Vicinity
3. **The MND's Analysis of the Project's Fire Safety Impacts Violates CEQA**
  - a. The Project's Acknowledged Violation of the Board of Forestry's Fire Safe Road Regulations Is an Unacknowledged Significant Wildfire Hazard Impact Under CEQA
  - b. The Applicant's Proposed "Secondary Egress" Is Proposed Mitigation for the Project's Wildfire Impacts, Yet It Is Ineffective, Infeasible, and Unenforceable
  - c. The County's, and Attorney General's, Conclusions About Cannabis Cultivation Projects' Significant Wildfire Hazard Impacts Further Undermine the MND's cursory Analysis
  - d. Availability of on-site water for fire suppression is not guaranteed or even likely
  - e. MND conclusions rely on fire safety infrastructure that is not on the plans or included as CEQA mitigation
4. **The MND's Analysis of the Project's Biological Resource Impacts Violates CEQA**
  - a. The MND Ignores the Impacts of Buildings and Other
  - b. Improvements, Including the Proposed Septic Leach Field, in Creek Setback Areas
  - c. Impacts on Flow and Aquatic Habitat in Palmer Creek are not analyzed
  - d. The MND's Analysis of the Project's Geology and Soils Violates CEQA and erroneously claims the Project is not located in a designated landslide area.
5. **The MND Fails to Adequately and Thoroughly Describe the Environmental Setting by Failing to Acknowledge That Sonoma County Continues to Experience Severe Drought Conditions**
6. **The MND Fails to Provide an Accurate Project Description**
  - e. Project Infrastructure, Buildings and Improvements Are Not Fully or Accurately Described
  - f. Multiple, shifting references to various "emergency" and "secondary evacuation" routes, which County has already determined are inadequate
  - g. Disposition of soil is not described in any detail.
  - h. Development timeline for project does not identify the timeline of construction

# Concluding Remarks

# Appendix

# DCVCAC disavowed vote of support once informed that community had not been invited to hearing

“I was a member of the Dry Creek Valley Citizens Advisory Council (DCVCAC) in 2019. On February 21, 2019, I voted to approve the Evergreen Acres use permit application for cannabis cultivation, UPC18-0046. **I did not have complete information when I voted, and for that reason, I believe that my vote to approve may have been a mistake.**

One of the primary reasons that I voted to approve this application was the fact that **no neighbors were present to express concerns with the project.** At the time I, and I believe other members of the council, **took this to mean that neighbors had no issues with this application.** The **DCVCAC later learned that the Palmer Creek neighbors did, in fact, have significant objections to the project, but that they were not aware that the application was scheduled to be presented** to the DCVCAC and so were not present to voice their concerns.

As far as I can remember, during my tenure on the council, the CAC **never voted on a recommendation when neighbors were present to object** without continuing the referral for at least one meeting.”

Ruth Wilson, Dry Creek Valley Citizens Advisory Council (DCVCAC), November 1, 2021

Ruth Wilson  
623 Milligan Ranch Ln  
Healdsburg, CA 95448

November 1, 2021

Cecile Isaacs  
12888 Cloud Ridge Rd.  
Healdsburg, CA 95448

Dear Cecile:

I was a member of the Dry Creek Valley Citizens Advisory Council (DCVCAC) in 2019. On February 21, 2019, I voted to approve the Evergreen Acres use permit application for cannabis cultivation, UPC18-0046. I did not have complete information when I voted, and for that reason, I believe that my vote to approve may have been a mistake.

One of the primary reasons that I voted to approve this application was the fact that no neighbors were present to express concerns with the project. At the time I, and I believe other members of the council, took this to mean that neighbors had no issues with this application. The DCVCAC later learned that the Palmer Creek neighbors did, in fact, have significant objections to the project, but that they were not aware that the application was scheduled to be presented to the DCVCAC and so were not present to voice their concerns.

During the four years that I served on the DCVCAC, we consistently focused on promoting communication between neighbors and encouraged them to resolve conflicting views before we voted on an application. Had the Palmer Creek neighbors been present and expressed their opposition to parts of the use permit application, I would have voted to continue UPC18-0046 until the next meeting.

As far as I can remember, during my tenure on the council, the CAC never voted on a recommendation when neighbors were present to object without continuing the referral for at least one meeting.

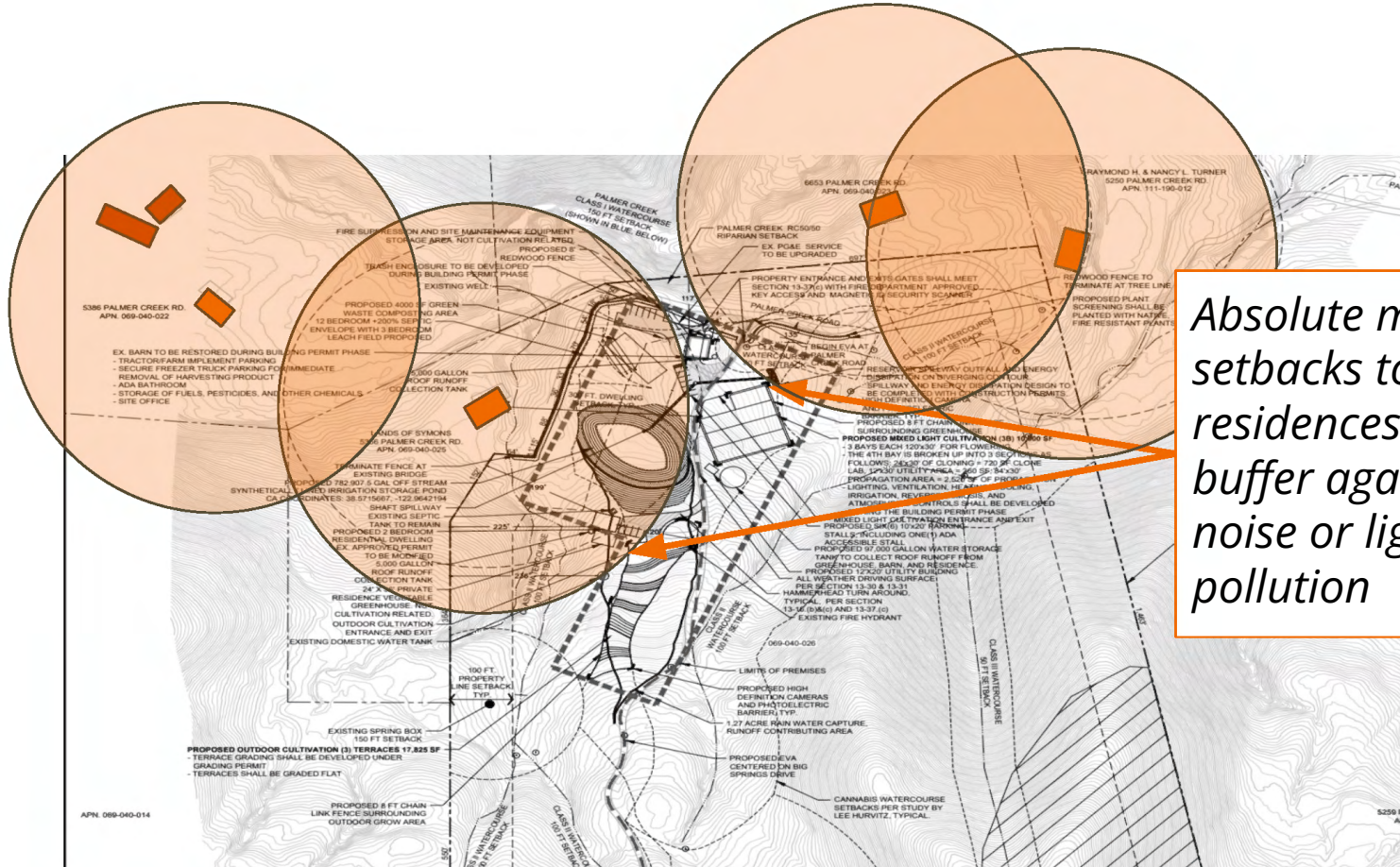
In fact, the minutes of the February 19, 2019 meeting also contain the referral of UPC18-0053, another use permit application for cannabis cultivation. For this referral, there were several neighbors present who expressed concerns about the application, and all the DCVCAC members agreed that we would like to see the neighbors and the applicants meet and try to resolve differences before we voted on a recommendation.

Effective notification of neighbors was an issue that the DCVCAC had raised many times in our meetings, and we brought the issue up with PRMD and Supervisor James Gore, but the notification process did not change during the time I was a council member.

Regards,

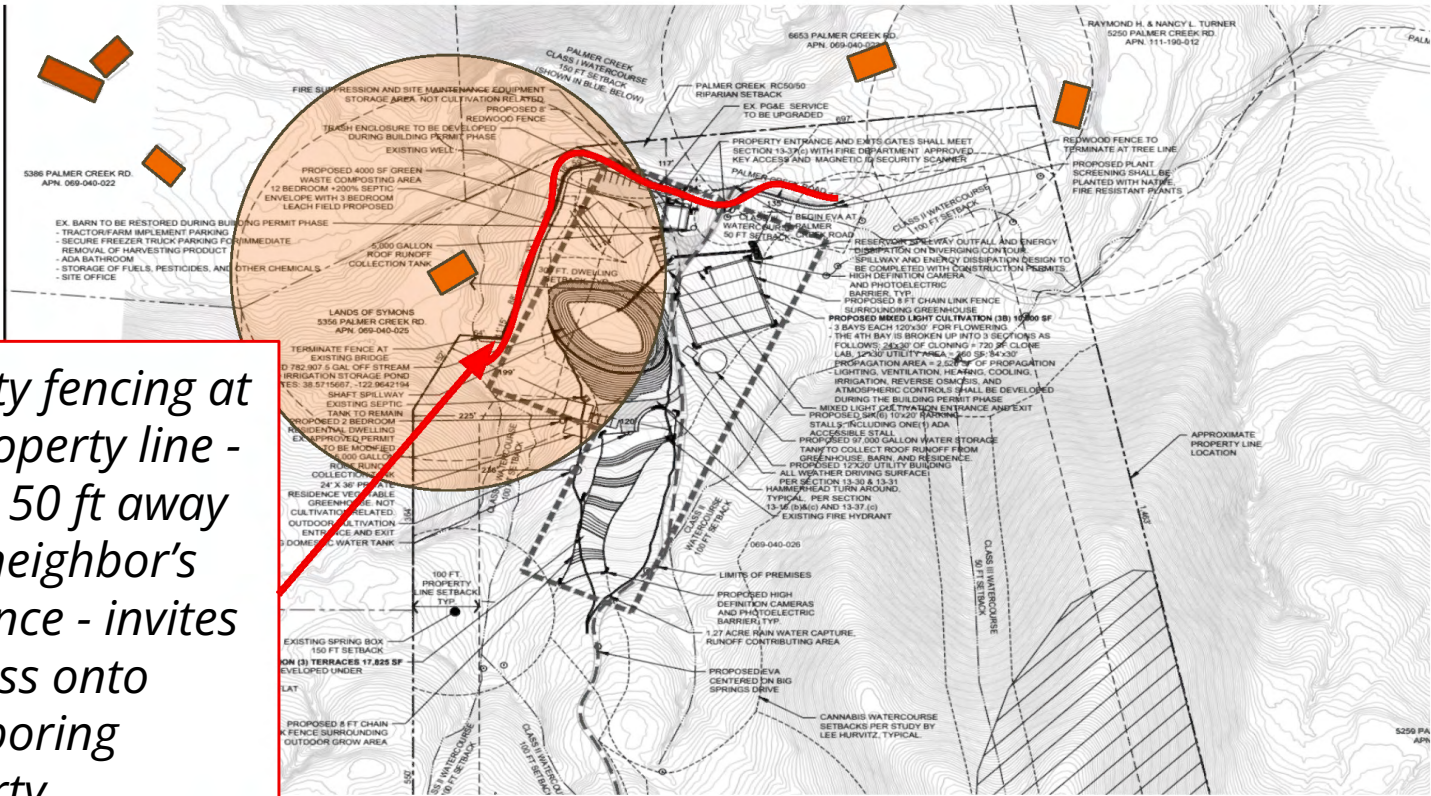


Ruth Wilson



*Absolute minimum setbacks to 3 residences leave no buffer against odor, noise or light pollution*

*Security fencing at the property line - barely 50 ft away from neighbor's residence - invites trespass onto neighboring property*



# BZA commissioners repeatedly highlighted concerns about water

**“I don’t see how the water reservoir is gonna get filled with just rainwater”**

Commissioner Mauritsen (03:09:46)

**“The water supply situation with the pond I’m having a hard time imagining that a 1.2 acre catchment area can provide enough water for the plants....I’m concerned about the incentive to pump from the well”**

Cornwall (03:25:48)

**“So this will be a new system we don’t have this condition of approval for any other project.** I think it would come in the form of a report that’s provided in April and my thinking would be that essential if the water is not at that minimum 2.3 acre feet you scale down the canopy in proportion to what they do have available.”

PRMD Hydrologist Robert Pennington (03:29:21)

Commissioner Koeningshoefer: **“How do you determine even though your monitoring the well, how do you determine the purpose to which the water produced by the well isn’t going to a prohibited use?”**

PRMD Hydrologist Robert Pennington: **That’s a really good question and I’d say effectively you can’t**

(03:35:11)



# No change to MND language on visual impacts despite 14,000 of greenhouses moving nearly 80ft higher upslope

## 2021 MND -- pre site plan changes

Proposed Mitigated Negative Declaration/Initial Study  
File# UPC18-0046  
Page 15

area to block potential views of the greenhouses. Following the County's Visual Assessment Guidelines and according to Table 1: Site Sensitivity, the site sensitivity of the project site would be considered "Moderate" because:

*The site or portion thereof is within a rural land use designation or an urban designation that does not meet the criteria above for low sensitivity, but the site has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by rural or urban development but may include historic resources or be considered a gateway to a community. This category includes building or construction sites with visible slopes less than 30 percent or where there is significant natural features of aesthetic value that is visible from public roads or public use areas (i.e. parks, trails etc.).<sup>3</sup>*

The visual dominance would be Co-Dominant, applied when proposed project elements would be moderate or prominent within the setting, but still compatible with their surroundings. **The proposed buildings, reservoir, and other site development would not be visible from any public vantage point** as the fence and landscaping would screen them from view. Based on the County Visual Assessment Guidelines, Table 2: Visual Dominance, the project would be considered "Subordinate" because:

*"Project is minimally visible from public view. Element contrasts are weak – they can be seen but do not attract attention. Project generally repeats the form, line, color, texture, and night lighting of its surroundings."*

The project's effect on the visual character and quality of the site and its surroundings was determined based on County Visual Assessment Guidelines, Table 3: Thresholds of Significance for Visual Impact Analysis.

**ISMND for  
BZA  
Hearing**

## Current MND -- post site plan changes

### MND for BOS hearing

Mitigated Negative Declaration/Initial Study  
File# UPC18-0046  
Page 15

area to block potential views of the greenhouses. Following the County's Visual Assessment Guidelines and according to Table 1: Site Sensitivity, the site sensitivity of the project site would be considered "Moderate" because:

*The site or portion thereof is within a rural land use designation or an urban designation that does not meet the criteria above for low sensitivity, but the site has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by rural or urban development but may include historic resources or be considered a gateway to a community. This category includes building or construction sites with visible slopes less than 30 percent or where there is significant natural features of aesthetic value that is visible from public roads or public use areas (i.e. parks, trails etc.).<sup>3</sup>*

The visual dominance would be Co-Dominant, applied when proposed project elements would be moderate or prominent within the setting, but still compatible with their surroundings. **The proposed buildings, reservoir, and other site development would not be visible from any public vantage point as the fence and landscaping would screen them from view.** Based on the County Visual Assessment Guidelines, Table 2: Visual Dominance, the project would be considered "Subordinate" because:

*"Project is minimally visible from public view. Element contrasts are weak – they can be seen but do not attract attention. Project generally repeats the form, line, color, texture, and night lighting of its surroundings."*

The project's effect on the visual character and quality of the site and its surroundings was determined based on County Visual Assessment Guidelines, Table 3: Thresholds of Significance for Visual Impact Analysis.

**RON DERING**

ATTORNEY AT LAW

May 12, 2021

Via Mail and Email : [iscott@migcom.com](mailto:iscott@migcom.com); [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org)

Lauren Scott  
 c/o Sonoma County PRMD  
 255 Ventura Avenue  
 Santa Rosa, CA 95403

**Subject : EVERGREEN ACRES, LLC / PRMD FILE #UPC18-0046**  
**Proposed Mitigated Negative Declaration**

Dear Ms. Scott:

I am writing on behalf of Carol Vellutini, the owner of record of Sonoma County Assessor's Parcels 069-030 and 069-030-024, in review of the Proposed Mitigated Negative Declaration (PMND) for the subject project. As illustrated on the attached map, the Vellutini parcels lie southerly of the subject project site and appear to be instrumental in the mitigation of the potential wildfire environmental impacts associated with the Evergreen Acres project.

Of concern, are the representations made variously within the PMND with regard to either the applicant's unsubstantiated allegation as to the lawful existence of vehicular access easement rights over and through the Vellutini parcels and/or the applicant's proffered intent to secure such easement rights in an effort to effectuate emergency vehicular access to and from the project site to satisfy mitigation requirements imposed by the county and/or California Department of Forestry.

These representations appear variously throughout the PMND document at Pages 55-56:

*"The project also includes a secondary emergency access route through project site continuing through a private road (Big Springs Drive) that connects to the adjoining property to the south and eventually connecting with Sweetwater Springs Road via Ridge Road and McCray Ridge Road.*

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PO Box 5380 / Santa Rosa, CA / 95402 / 707-525-9966 / 707-525-9967 (fax)  
[deringron@hotmail.com](mailto:deringron@hotmail.com)  
[www.deringlaw.com](http://www.deringlaw.com)

*The road is currently improved, and project would include an Emergency Vehicle Access easement to the community residents, Sonoma County emergency response, and CAL FIRE."*

and, again, at Page 73:

*"Mitigation Measure HAZ-1 Secondary Access Road. The applicant shall submit plans documenting the secondary access road. The plans at a minimum must include road width, grade, and any turnouts. The applicant shall implement any improvements identified by the Sonoma County Assistant Fire Marshal to ensure the road meets the minimum requirements for emergency access adopted by Sonoma County."*

In light of the foregoing, be advised that neither the project applicant nor the underlying project site property owner, Thomas Planson, have any known legal access easement or right of passage over or through the Vellutini property for any stated purpose, nor any concomitant lesser right to construct roadway improvements on or within the Vellutini property. Further, to the extent that the applicant or the project site's underlying property owner, Thomas Planson, may assert some form of undefined prescriptive use right over and through the Vellutini parcels such a claim is unperfected and without merit in the absence of a court decree.

To the extent that the PNMD intends to rely upon the *future* existence of a emergency vehicular access through the Vellutini property as a wildfire mitigation measure required to justify the issuance of a Negative Declaration for this project, it is respectfully posited that such a CEQA finding must be rejected as it is reliant upon the satisfaction of a *future* condition that may not legitimately exist. See the holding in *Sundstrom vs. County of Mendocino* (1988) 200 Cal.App. 3d 300,

Thank you for your consideration of this response.

Yours very truly,

Ron Dering, Esq.  
 RD:CC  
 cc: Client



Two Moon Vineyard  
19400 McCray Ridge Rd.

#### Concerns over Access Plans for Palmer Creek Commercial Growers to Claim Transport Across Private Property

- Opening my driveway to someone running businesses that require full time employees and frequent loads of tons of water and soil would require me to alter my property in a way that I do not believe the easement rules have in mind.
- McCray Ridge Rd. is a county, one-lane, dirt road, not built for commercial traffic. It is so small and so remote no one will deliver to me: no post, no paper, no Fed Ex, no UPS. The gravel truck will only deliver ½ ton loads no matter how much I order; the propane company especially trains new drivers how to manage the twists and turns up McCray Ridge.
- The unnamed spur off McCray Ridge Rd. that crosses my property is a private driveway next to my home and a path through my 10-acre vineyard. I maintain it as access to my home and vineyard and to control rain runoff in the winter. I keep down dust as much as possible by driving slowly and no more often than necessary.
- Commercial trucks travelling though my property could likely introduce new pests or diseases that also could affect the quality of my grapes. I grow expensive fruit and cannot afford to have its worth devalued or my earnings depreciated.
- My vineyard supports itself and two employees. The grapes are Sustainably Grown, which increases their value. Good farming practices involve strict dust control, among many other factors. Significant traffic on the driveway would result in significant dust. Further traffic dust could hinder the quality of my grapes and thus depreciate their value.
- My farm is not fully organic; I spray against whatever dangers arise each season. That includes the use of pesticides. Spray frequencies are determined by weather and needs of the vineyard. Spray cycles cannot be regulated exactly: any plan-to-spray-today is often unpredictably delayed by heat or wind. And exposure to the vineyard is prohibited during and for 12 hours after each spray.
- My understanding is that the new growers will have to truck in water every day, and “occasionally” use my driveway to transport it to their properties. Neither my road nor the longer McCray Ridge Rd. will withstand that kind of use, even if it were to be used it only now and then.
- We property owners keep McCray Ridge Rd. passable. As it is now structured, it will not withstand significant traffic. McCray Ridge homeowners will not take responsibility for ourselves; we will not be responsible for passage of commercial cannabis growers.
- If access to a cannabis farm crosses my property, it puts my personal safety at risk. The value of the cannabis could be a lure to thieves or unknown workers

and their unknown friends who could pass directly beside my home. Frankly, the risk of home invasion creates a fear I thought I would never have to consider. Even with an alarm system, my home could be destroyed before any help would have time to arrive.

- According to my map program, the drive from the two growing locations on Palmer Creek Rd. to the water pickup area is 8.4 miles and takes 20 min. My property to the same place is 12 miles and takes 32 min. Plus, it must take 20 minutes or so to drive between the 2 addresses via the growers’ chosen paths. Clearly, there is no justifiable reason to create a route through my property.

There are also varying versions of reality between my easement plan and others:

- My Grant Deed reserves the easement right to the property adjoining mine only.
- The road on the parcel map Mr. de Mello turned in with his application does not match the road our surveyor mapped years ago to design our vineyard. I believe that map was filed among my permit data in the county planning office. I don’t know which parcel map Evergreen Acres is using.
- Curtis and Co., Surveyors created deMello’s map to present to the county permit office that shows a road going across the bottom of his property and connecting to the western section of parcel 069-030-009, which he has named “Ridge.”
- The only road that now actually exists is the one that has been there for the more than 45 years I have been an owner of this property. It crosses parcel 069-030-024, for which no one has an easement. Thus, no one can get to my property from Palmer Creek without trespassing, even if a purported easement across my property were proved valid.
- Until this non-existent road crosses the new growers’ own properties as well as the parcel that will not grant easements, any desire to cross mine is a moot point. Any crossing involves trespassing.
- Anyone leaving my property south will trespass across parts of several other privately owned parcels connecting down to the badly maintained Sweetwater Springs Rd. None of the property owners is willing to approve any kind of commercial farming that would affect their private land.

Julie Simpson

Two Moon Vineyard  
19400 McCray Ridge Rd.  
PO Box 165  
Guerneville, CA 95446

March 16, 2022

To whom it may concern:

As owners of 19450 McCray Ridge Road in Guerneville, CA, it has come to our attention that our road is being considered as an evacuation route for a new business operation on a nearby property.

While we understand many applications have been made by the individual requesting changes, we have not been contacted by anyone, other than concerned neighbors who feel this is a bad idea. We agree.

When we purchased our property in 1989, we did so because of its serene location, away from noise and traffic. Our neighbors on McCray Ridge Road value the privacy the area provides and have worked hard to maintain this peaceful setting.

After the Walbridge Fire many trees along the road were killed. While many fallen trees have been removed, there remain several dead and dying trees that may fall and make the road impassable, especially after windy conditions.

Since McCray Ridge Road is maintained by the homeowners, it would be an added financial hardship for us to keep the road in good drivable condition if additional traffic is added, especially if those who promise to maintain it are derelict.

We are also concerned about the water resources that will be needed for such a project, and the impact it may have on our water availability.

We have been told the applicant has made claims that McCray Ridge Road has been used in the past as an evacuation route during times of emergencies, we do not have any knowledge of that claim, and do not believe it to be true.

We would hope that all those officials with the authority to approve changes to our neighborhood would seriously consider the wishes of the people living here. Moving forward, we hope that those whose properties are adversely affected by these changes are given adequate opportunity to express their concerns.

Thank you for your consideration.

Sincerely,

*Javier Valencia & Charles Christianson*  
Javier Valencia & Charles Christianson  
19450 McCray Ridge Road  
Guerneville, CA 95446

**Bryce Austin**  
**19412 Sweetwater Springs Rd.**  
**Guerneville CA 95446**

October 19, 2021

To:  
Lynda Hopkins  
Susan Gorin  
James Gore  
Chris Coursey  
David Rabbitt  
Sonoma County Board of Supervisors

Re: Evergreen Acres, LLC, UPC18-0046  
Site Address: 6699 Palmer Creek Road, Healdsburg CA 95448  
APN: 069-040-026

To the Board of Supervisors:

I am the owner of property situated on McCray Ridge Road (APN 069-030-008), between Sweetwater Springs and McCray Ridge in Guerneville, CA. It has come to my attention that the applicant - Thomas Planson - has represented to PRMD that he will be constructing and maintaining an Emergency Evacuation Route from his property at 6699 Palmer Creek to Sweetwater Springs Road utilizing a jeep trail on his neighbor's property, as well as McCray Ridge Road to access Sweetwater Springs. The applicant has circulated materials suggesting he has the right to use the jeep trail on APN 069-030-024 and APN 069-30-009 for this purpose where no such easement exists.

I am dismayed and concerned by the level of trespass and destruction of property that has already occurred on parcels owned by our neighbor Carol Vellutini (APN 069-030-024, APN 069-30-009) in an effort to demonstrate the existence of a compliant road. I therefore wish to inform the Board and the Planning Department that I - as the owner of the parcel through which the applicant would have to pass to access Sweetwater Springs Road - decline to provide an easement to the use of McCray Ridge Road to the applicant for any purposes connected with this use permit. I do not consent to this easement.

I would like it to be entered into the record for the permit appeal that such an easement on McCray Ridge Road to Sweetwater Springs Road does not exist and will not be granted by me.

Thank you,  
*Bryce Austin*  
Bryce Austin

David Reed  
POB 1005  
Guerneville CA 95446  
APN 069-030-007

March 1, 2022

To: Lynda Hopkins  
Susan Gorin  
James Gore  
Chris Coursey  
David Rabbitt  
Sonoma County Board of Supervisors

Re: Evergreen Acres, LLC, UPC18-0046  
Site Address: 6699 Palmer Creek Road, Healdsburg CA 95448  
APN: 069-040-026

To the Board of Supervisors:

069-030-007

I am the owner of property situated on McCray Ridge Road (APN XX), between Sweetwater Springs and McCray Ridge in Healdsburg, CA. It has come to my attention that the applicant - Thomas Planson - has represented to PRMD that he will be constructing and maintaining an Emergency Evacuation Route from his property at 6699 Palmer Creek to Sweetwater Springs Road utilizing a jeep trail on his neighbor's property, as well as McCray Ridge Road to access Sweetwater Springs. The applicant has circulated materials suggesting he has the right to use the jeep trail on APN 069-030-024 and APN 069-30-009 for this purpose where no such easement exists.

I am dismayed and concerned by the level of trespass and destruction of property that has already occurred on parcels owned by our neighbor Carol Vellutini (APN 069-030-024, APN 069-30-009) in an effort to demonstrate the existence of a compliant road. I therefore wish to inform the Board and the Planning Department that I - as the owner of the parcel through which the applicant would have to pass to access Sweetwater Springs - decline to provide an easement to the use of McCray Ridge Road to the applicant for any purposes connected with this use permit.

I would like it entered in the record for the permit appeal that such an easement on McCray Ridge Road to Sweetwater Springs does not exist and will not be granted by me.

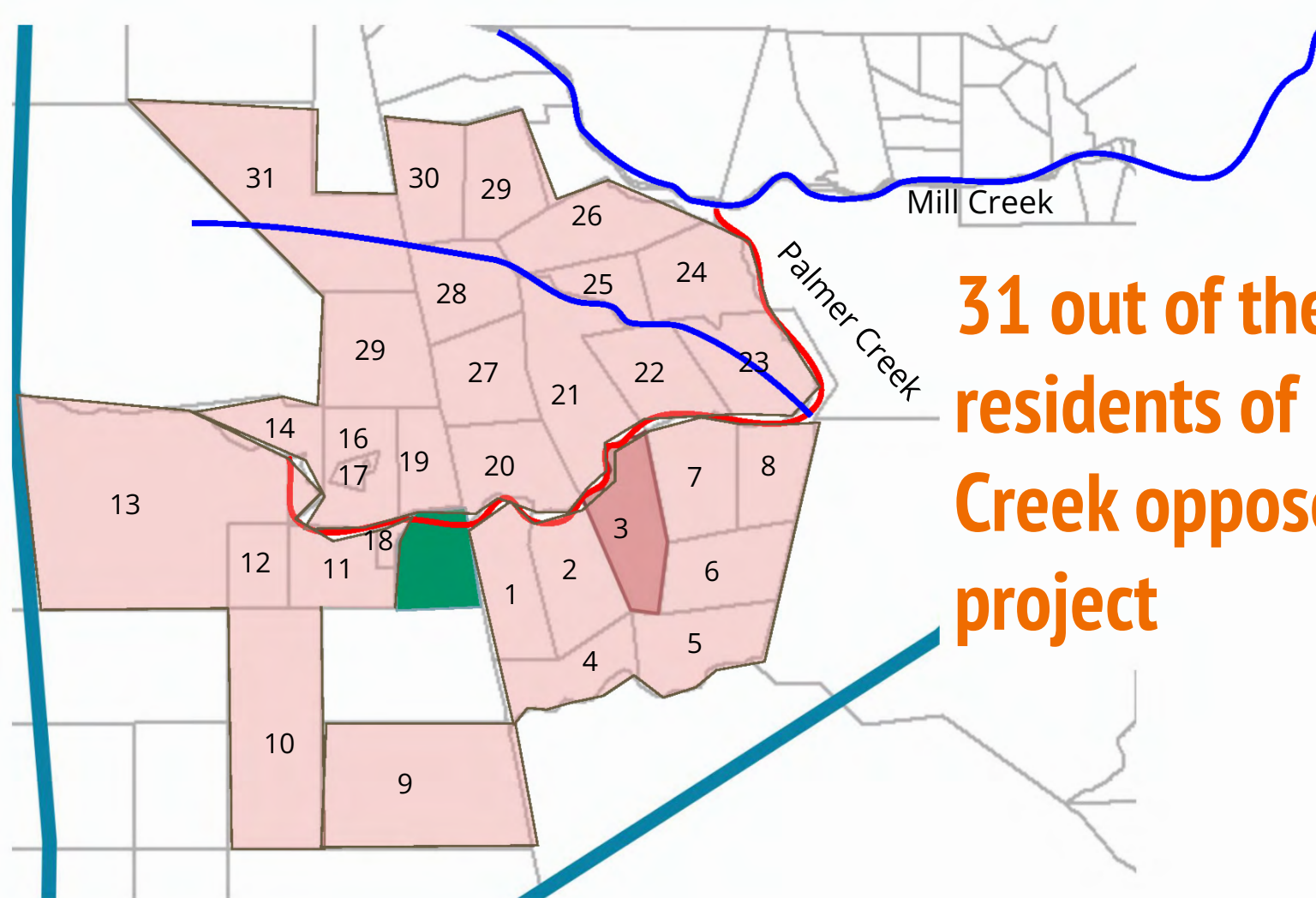
Thank you.

*David Reed* 3/17/2022  
*David Reed*



May 15, 2022

Applicant drove his own truck off our supposedly "safe" road



**31 out of the 33 residents of Palmer Creek oppose this project**