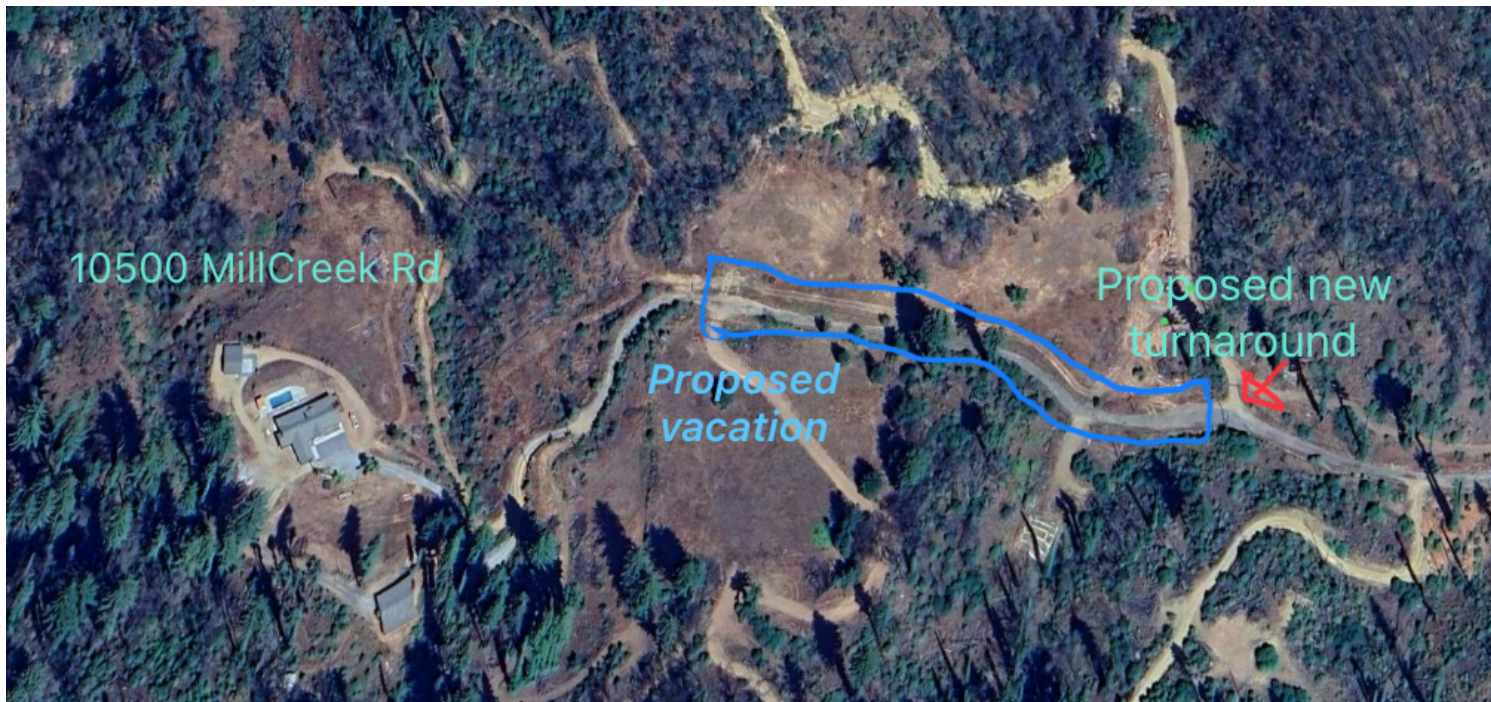


Summary

The owners of 10500 Mill Creek Road, Healdsburg, are submitting an application to vacate the County easement for approximately the last ¼ mile of Mill Creek Road. Our request centers on improving the security of the property following the Walbridge Fire. We are four first cousins; Jack & Hellen Harper, our great-grandparents, purchased the original property in 1921.

The property extends on both sides of the county's easement to below the proposed new end of the road, and no other landowners are directly impacted by this change. Our application describes this area in detail; please see the general overview below.



Background

The property includes ~900 acres at the end of Mill Creek Road and has been in the family for over 100 years. Comprised of three connected parcels, the Harper parcel was acquired by the current owners' great-grandparents, Jack & Helen Harper. Jack was a mining engineer and surveyor, and his maps of the Venado area are still referenced by surveyors today. Our grandparents, Nathaniel & Elinor Dodge added to this property in the 1950's. The photographs below are of Jack & Helen, examples of buildings we lost in the Walbridge Fire and our families circ. 1980's during one of many holidays spent together on the property.

Recently, we formed Venado Ranch LLC to hold the property for generational planning. Our chosen name is a nod to the area, and the old post office on the property that burned during the fire.

So, it is with a deep respect for the history of the area that we are making this request to the County and to continue our family's contribution to the Mill Creek Road community.



Improved Security Following Fire

We are making this submission to improve the security of the home at this address. Following the Walbridge Fire, we have completed rebuilding one cabin and the main ranch house. As a result of the fire, the home is fully visible from the road. Prior to the fire, the forest obscured and blocked this view. In addition, the fire reduced the number of full-time residents in the last mile of Mill Creek Road, increasing the potential of trespassing, vandalism and break ins. Since the fire, there have been two burglaries and one squatter on the property. Police reports and incident numbers available as needed.

Below is the end of the county road before the fire:



End of county road today

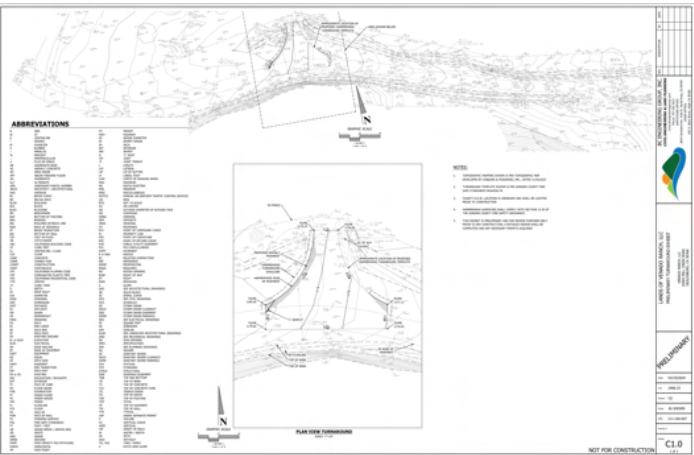


Area visible from county road; newly constructed ranch house



New turnaround point

The proposed new turnaround utilizes an existing roadway used for decades to access the barn originally built by Jack & Helen. We've included an exhibit prepared by our civil engineer illustrating that this proposed location meets county requirements.



Road maintenance

In addition, the county has not maintained this section of road since before the fire. We are ready to accept this section of road as is. Otherwise, the county will need to repair/repave this same section.

