

January 23, 2024

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JAN 23 2024

NEVADA COUNTY
BOARD OF SUPERVISORS

Nevada County Board of Supervisors
c/o Clerk on the Board
590 Maidu Ave., Suite 200
Nevada City, CA 95959

My name is Donna Weger and I have resided on Meyer Ravine Rd. in District 2 for over 40 years.

I am in full support of the Meyer Ravine Road appeal regarding the conditional approval of the commercial cannabis grow operation on our road. Both mine and my husband Danny's names should be on the appeal.

My concern is also regarding Initiative 6, particularly the exclusion zoning/overlay section with emphasis on commercial cannabis permits. I appreciate you for placing this issue on your agenda for last week's meetings, as it is very important to me and my neighbors. I know other residents of neighborhoods zoned agricultural in the county share our concerns.

When we built our home on Meyer Ravine Road, there were only about 10 homes on our road. All our neighbors knew one another and supported each other. Today there are over 30 homes on the two mile, one lane stretch of road with only one entry/exit. Meyer Ravine Road has outgrown it's agricultural status and developed into a rural residential neighborhood. Many once agricultural areas in this county have done the same.

The newly permitted commercial cannabis operation will extremely adversely affect the quality of life of the residents living on Meyer Ravine Road. It will affect the water supply, in addition to decreasing the value of our homes. We also have many safety and road

expansion concerns. The long straight stretch of road directly before the entry to the planned facility is an impassable, one lane as there is a very deep ditch on the upper/right side hidden from view by overgrown berry bushes, but it does exist. Once a vehicle gets in the ditch, the only way out is by towing it out. For the past 40+ years, residents exiting have to pull over onto the driveway entry at 22247 (currently the Yorder driveway) for incoming traffic to pass. Was this issue addressed in the road revision plans?

There is a permitted grow on Blue Heron which is within a 1 ¼ mile of Meyer Ravine Road. The residents of Thunderbird Loop, 14 miles away, have also entered an appeal opposing the grow on their road. To rural residents, it's like being right next door.

Nevada County consists of 974 square miles, minus 16 miles covered by water. There were over 115 permitted grows in the county in 2022. I don't know how many have been permitted since then, but they should be dispersed throughout the county, not within a few miles of one another.

Cannabis grows should not be permitted so close to one another, and should not be permitted in rural residential neighborhoods. I personally suggest there be a limit to how many grows are allowed within the county also.

I would appreciate your seriously taking actions to accept the Meyer Ravine Road appeal and revise permitting commercial operations rules in rural neighborhoods, in addition to revising the distances between permitted grows.

Thank you for hearing my appeal.

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Good morning Board of Supervisors,

My name is Jeanne Franklin and I live in district 2

I am reading this on behalf of my neighbor Robin McManaman who has mobility issues and asked that I speak on his behalf. He too is in district 2

Hello Board of Supervisors,

On or around October 27th 2022, Mr. Alan Hynes, the property owner of 22309 Meyer Ravine came to my home and advised that he needs an easement grant deed in order to build a 2nd home on his property on Meyer Ravine. He said he and his wife and twins were moving to the area and in order to build his home, he required an Easement Grant deed for my property. Mr. Hynes advised he'd pay me \$500 for my trouble.

Being that I have limited mobility, I advised Mr. Hynes that if he could trim my large hedge of Oleander (along the property he requested to be deeded to him) that would be sufficient vs the \$500.

Mr. Hynes agreed, clipped the hedge, left the poisonous clippings on the ground and immediately had a notary come to my residence to have the transaction recorded with him present.

Andrew Cassano the Professional Land Surveyor prepared the documents (Exhibit A and Exhibit B) nine days before I signed the grant deed, October 18th 2022.

Alan Hynes paid total fees to the Nevada County clerk, check # 1021 \$101.00 on 10/27/2022

I was approached by my neighbors who stumbled upon the Easement Grant deed when seeing "Exhibit B" noted in the plans submitted by Mr. Alan Hynes for Exceptions to the Road Standards. It wasn't until then when my neighbors explained that homes have been built on Meyer Ravine without home owners having Easement Grant Deeds. My neighbors advised that this Easement Grant Deed was necessary for a Commercial Cannabis grow on Mr. Hynes' property.

The only way I can possibly have my property back is by Mr. Hynes granting a deed back to me for my property.

I feel duped that I was not provided the truth and would not have signed if I had known the true intentions of Mr. Hynes. If he is willing to lie to neighbors, what make you think he will be truthful to the county?

His first application was submitted on 12/30, around the same time neighbors on Meyer Ravine received letters from the property owner (Alan Hynes) with the same story; "a 2nd home for his family and twins, requesting to increase the road size for said "home". Some neighbors were left Whiskey at their gates along with the letter. Again, zero mention of the true intent: Cannabis Commercial operation. Another non truthful ploy to gain road easements.

Please consider this into your review of the recently filed Yoder/Meyer Ravine Appeal.

Sincerely,

Robin (Rob) McManaman: 