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**PC Meeting 11/14/24 Item 5 (File #24-1897)**

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**From** Michael Ranalli <Mike@ranallivineyard.com>

**Date** Wed 11/13/2024 11:45 AM

**To** Planning Department <planning@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>

**Cc** LeeAnne Mila <leeanne.mila@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>

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Madam clerk, please be advised that your Planning Commission agenda item, public notification, and the legislative details incorrectly identifies the project in Supervisorial District 4, rather than District 3.

Kind regards,  
Michael Ranalli

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**Response to public comments on Hyder Rezone/WAC Z21-0010/WAC21-0003**

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From Karen Hyder <karen@indianrocktreefarm.com>

Date Wed 11/13/2024 3:35 PM

To Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; Planning Department <planning@edcgov.us>

Cc Sam Rumbaugh <sam@indianrocktreefarm.com>; Rich Indian Rock <rich@indianrocktreefarm.com>

 1 attachment (81 KB)

Response to public comments on Hyder Rezone WAC Z21-0010-WAC21-0003.pdf;

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**Response to public comments on Hyder Rezone/WAC Z21-0010/WAC21-0003**

Dear Commissioner and members of the Planning Commission Board.  
We would like to address a few comments that came from two of our neighbors.

Mr. Sam Griffis and Ms. Teresa Griffis:

The Griffis are expressing concern about us doing weddings every weekend and clogging the road. That is simply not the case. We do not have plans to do more than 15 weddings per year and our visitors are not clogging the roads. Their implication that we have weddings every weekend for extended periods is inaccurate.

It is true that when we do have weddings there are always people clapping and cheering, it is customary for people to cheer when a couple gets married, but the bursts of cheering are short. It is also customary for the couple to have someone photograph their wedding. However, the area topography prevents the Griffis from having a view of the venue from their property. We fail to see how any lights, let alone a camera flash could be seen from their home. As to music, we constantly monitor the decibel level and if it gets close to the limit per county regulations, we inform the DJ that they must turn it down. Like their statement that we do weddings every weekend for extended periods, their comments about cheering every weekend night and photographers using flash cameras to the point of nuisance is an exaggeration.

Lastly, their final two comments are completely unfounded. If anyone has visited our farm, they know that maintaining a clean and firesafe forest is our focus. The Indian Rock Tree Farm has been used as an example of how to maintain a fire safe forest. We would NEVER allow fireworks. **Furthermore, we did not have a wedding on 9/27/24.** Whatever noise they heard was attributed to our family inaccurately.

It should be noted, the Griffis have never expressed their concern or displeasure to our family prior to their note to Planning. If they really believed we were setting off fireworks in the middle of fire season, we would have expected them to either report us to the authorities or stop by for a neighborly chat to express their concern. We have verified that no report was made to EDSO.

Ms. Kathleen Jermstad:

Ms. Jermstad stated her concern about “the likely **traffic** snarl by adding a Bake Shop”  
In response, we are not adding a bake shop. We grow Christmas Trees and not fruit for baked goods. She also expressed her concern about our neighbors in the area and the lighting they use. We understand her concern, but this is not under our family’s control.

Lastly, Ms. Jermstad mentioned that we have been having weddings for several years. We would like to clarify this information. Over the last 30 or so years my parents allowed only a handful of weddings for close friends or families. In 2020 our father, Larry Hyder, passed and the responsibility of running the ranch was taken over by my sister Sam, my brother-in-law Rich, our matriarch, Geri Hyder and myself. We quickly realized that due to the changing economic climate in California and to abide by the ever-changing regulations on employers, we needed to increase our income. Without an additional stream of income, we would be unable to make payroll.

At that time, we had a letter from the county stating that Christmas Tree Farms were allowed to do weddings and so we decided to allow families to use our forest and stream area for weddings. Our first paid wedding was in 2021 and we only hosted 3 or 4 that year and that included a family member. On August 25, 2021 we were informed that sometime in the past, TPZ had been redefined and that the proper zone to sell Christmas trees was no longer TPZ and that if we wanted to be in compliance with the County Zoning Ordinance we would need to move to PA or LA. We applied for a zone change on 10/13/21 with the naïve expectation that it would be completed in short order. We ask that you support this application so that our business of over 62 years can continue operations but in the correct zone.

With respect,

Karen Hyder  
Sam Rumbaugh  
Geri Hyder  
Rich Rumbaugh

Indian Rock Tree Farm

## Response to public comments on Hyder Rezone/WAC Z21-0010/WAC21-0003

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