



Donald W. Ullrich, Jr., Attorney at Law
BA, JD, LLM, & MBA
Calif. State Bar No. 118701

State Water Resources Control Board

3100 Zinfandel Drive, Suite 265
Rancho Cordova, CA 95670

Tel. No. (916) 942-9385
ullrichlawfirm@att.net

July 23, 2020

Certified Mail Number: 7000 1000 0000 2002 0001
Investigation ID Number: 12060

LAURA E MCNICOL
12587 N AVONDALE LOOP
HAYDEN, ID 83835

**DIRECTIVE NOTICE TO OBTAIN REGULATORY COVERAGE FOR CANNABIS
CULTIVATION ACTIVITIES**

Action Required
Failure to Respond May Result in Fines

You are receiving this Directive Notice because, based on information currently available to the State Water Resources Control Board (State Water Board) and the Central Valley Regional Water Quality Control Board (Regional Water Board)(collectively referred to as Water Boards), you own the following parcel(s) that appear(s) to be used for cannabis cultivation or associated activities:

| | | | |
|---------------------|-----|-----|-----|
| County: El Dorado | | | |
| APN 095-130-053-000 | APN | APN | APN |

For translation assistance with this notice, please contact the following below:

Spanish: Para obtener más información en español por favor contáctenos al teléfono (916) 341-5265 o vía email a: OPP-LanugageServices@waterboards.ca.gov.

Hmong: Rau kev npaub ntiv ua lus Hmoob, thov txuas lus nrog peb ntawm xov tooj (916)-341-5265 los sis email: OPP-LanugageServices@waterboards.ca.gov.

There is no record of enrollment in the Water Boards' Cannabis Cultivation Program by any person associated with this property. There is no record of a water right allowing seasonal storage of surface water for cannabis cultivation on the property and/or no record of any person obtaining coverage under the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*¹ (Statewide General Order).

¹ The Statewide General Order is available at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

If you have been contacted in error or are no longer cultivating cannabis on the parcel(s) identified above, please log in to the Portal and select the *Division of Water Rights - Cannabis Compliance Response Portal*. There, you may input your response and upload any documents or photos necessary to resolve this Directive Notice. Please use your Assessor's Parcel Number(s) and the Investigation ID listed above. The State Water Board will confirm the receipt of the information you provide by email or by phone number (please provide both forms of contact).

Notification Regarding Potential Enforcement

All cannabis cultivators must comply with the regulatory requirements described in this Directive Notice and Attachment. Failure to obtain any necessary regulatory coverage may subject you to enforcement action, including fines, by the State Water Board, the Regional Water Board, or both.

Water Code section 1847 provides that a person who violates any cannabis cultivation related requirement or who diverts or uses water for cannabis cultivation without a necessary CDFA CalCannabis license, may be subject to a fine of \$500 plus \$250 for each ongoing day of violation if the person fails to correct the violation within 30 days after the Board has called the violation to the attention of that person. **This Directive Notice constitutes notice that you appear to be in violation of one or more cannabis cultivation requirements and/or that you appear to be diverting water for cannabis cultivation without a CDFA CalCannabis license, and thus may be subject to liability under Water Code section 1847.**

Water Code section 1052 provides that the diversion or use of water subject to the Division's permitting authority other than as authorized, is a trespass and the State Water Board may impose a fine of \$500 for each day in which the unauthorized diversion or use of water occurs. **This Directive Notice constitutes notice that you appear to be diverting water subject to the State Water Board's permitting authority without a valid water right on file and thus, may be subject to liability under Water Code section 1052.**

Water Code section 13261 provides that a person who fails to submit a report of waste discharge when requested to do so is guilty of a misdemeanor and may be subject to administrative civil liability of up to \$1,000 for each day the report is late. **This Directive Notice constitutes a request on behalf of the Regional Water Board that you enroll under the Statewide General Order or submit a report of waste discharge for an individual WDR for your cannabis cultivation activities.**



Taro Murano, Program Manager
Cannabis Enforcement Section
Division of Water Rights
State Water Resources Control Board

ATTACHMENT

INFORMATION ON CANNABIS CULTIVATION REGULATORY REQUIREMENTS

permit. This latter option may be necessary where the Cannabis SIUR does not apply, for example, if you plan to construct or have constructed an onstream reservoir after October 1, 2016. In order to apply for an appropriative water right permit, you must submit an application and pay the necessary application fees.⁵

If you do not use surface water for cannabis cultivation, for example because you have a groundwater well or other water source, you must still comply with the rest of the Policy and obtain water quality coverage described below.

Water Quality Statewide General Order

California Water Code section 13260 provides that "any person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state" must file a report of waste discharge with the appropriate Regional Water Board and obtain waste discharge requirements (WDR) from the Regional Water Board. **Cannabis cultivation activities result in the types of discharges of waste that are covered under Water Code section 13260.**

Cannabis cultivators may comply with Water Code section 13260 in one of two ways: 1) enroll under the Statewide General Order, which is a streamlined WDR⁶, or alternatively, 2) submit a report of waste discharge to the Regional Water Board and obtaining an individual site specific WDR for their cannabis cultivation. **All cannabis cultivators must comply with Water Code section 13260 by either enrolling under the Statewide General Order or obtaining individual WDRs.**

How to Enroll in the Water Boards' Cannabis Cultivation Program

You may apply for a Cannabis SIUR or other appropriative water right and/or enroll under the Statewide General Order online through the State Water Board's Cannabis Cultivation Programs Portal. You will need to create a username and password if you do not already have one. The Portal can be accessed at: <https://public2.waterboards.ca.gov/CGO>. You can then select "Create New Survey" and select the "Cannabis General Order and Small Irrigation Use Registration Portal" to begin your Cannabis Cultivation Program enrollment.

You must submit all application fees within 30 days of submitting the online application. Instructions on how to pay the fees will be on the Notice of Receipt (invoice) emailed to you immediately after you submit your application.

⁵ For information on how to file an application for an appropriative water right permit, and for a copy of the application form, please visit our webpage at: https://www.waterboards.ca.gov/waterrights/publications_forms/forms/#apptmp.

For more information regarding onstream reservoirs, please visit: https://www.waterboards.ca.gov/publications_forms/publications/factsheets/docs/onstream_reservoir_factsheet.pdf.

⁶ The North Coast Regional Water Board and the Central Valley Regional Water Board have each previously adopted regional orders regarding waste discharge from cannabis cultivation that would satisfy Water Code 13260 requirements. However, those orders cannot be used for cannabis cultivation after July 1, 2019.

Ullrich Law Firm

Donald W. Ullrich, Jr., B.A., J.D., LL.M., M.B.A.

August 5, 2020

Taro Murano, Program Manager
Cannabis Enforcement Section, Division of Water Rights
State Water Resources Control Board
1001 I Street
Sacramento, CA 95814

Re: Investigation ID Number: 12060; Laura E. McNicol; APN 095-130-053-000, El Dorado County

Dear Taro Murano:

I represent Laura E. McNicol. She is in receipt of your letter to her dated July 23, 2020, which she had delivered to me on August 3, 2020, by UPS 2nd Day Air. A copy of it is enclosed for your reference. She is an absentee owner residing in the State of Idaho. The alleged growing operations on the subject property were not initiated nor managed by her or any employee or agent of hers at any time in question. Ms. McNicol has reason to believe that these alleged growing operations may be the product of the occupants of APN 095-130-51-000. Ms. McNicol used to own APNs 095-130-51-000, 095-130-053-000, and 095-130-054-000. She sold APNs 095-130-51-000 and 095-130-054-000 to a Jordan Vettoretti of 13794 Recuerdo Drive, Del Mar, CA 92014. The escrows closed on the sale of these two parcels, respectively, on or around April 26, 2018, and on or around June 29, 2018. APN 095-130-053-000 was supposed to be part of the sale to Mr. Vettoretti, too, but did not close because the alleged indebtedness under a recorded deed of trust exceeded the agreed upon purchase price. APN 095-130-051-000 at the time of the sale was a rental property. The tenants were Jason and Adriana Kipperman, a married couple. It is believed this couple continues to reside on said parcel. It is also believed that Mr. Vettoretti is an absentee owner. Ms. McNicol has no specific knowledge of the relationship between Mr. Vettoretti and the Kippermans other than that she was led to believe by them that they knew each other. Ms. McNicol has received no rent or other thing of value for the use of APN 095-130-053-000. Ms. McNicol has not consented to nor does she consent to the use or occupancy of the parcel by others in the absence of a lease or rental agreement subject to lawful use and occupancy and the payment of rent. If this parcel is in fact being used or occupied by others, they do so as trespassers. On behalf of Ms. McNicol, I am sending "cease and desist" letters to both Mr. Vettoretti and Mr. and Mrs. Kipperman and any other occupants of APNs 095-130-051-000 and 095-130-054-000, assuming them to be the owners and operators of this alleged growing operation.

Ms. McNicol is 90 years of age. It is very difficult for her to travel.

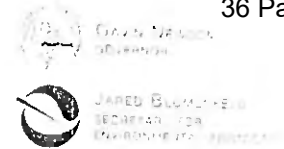
Thank you for your patience and understanding.

Very truly yours,

Donald W. Ullrich, Jr.
Donald W. Ullrich, Jr.

Address: 3574 D Street, P. O. Box 160007, Sacramento, CA 95816. Tel. No. 1.916.441.4554. Fax No. 1.916.441.5465.
E-mail addresses: ullrichlawfirm@att.net or ullrichlawfirm@surewest.net

FILE COPY



State Water Resources Control Board

July 23, 2020

Certified Mail Number: 7003 1680 0000 2962 8981

Investigation ID Number: 12060

LAURA E MCNICOL
12587 N AVONDALE LOOP
HAYDEN, ID 83835

DIRECTIVE NOTICE TO OBTAIN REGULATORY COVERAGE FOR CANNABIS CULTIVATION ACTIVITIES

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You are receiving this Directive Notice because, based on information currently available to the State Water Resources Control Board (State Water Board) and the Central Valley Regional Water Quality Control Board (Regional Water Board)(collectively referred to as Water Boards), you own the following parcel(s) that appear(s) to be used for cannabis cultivation or associated activities:

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Hmong: Rau kev npaub ntxiv ua lus Hmoob, thov txuas lus nrog peb ntawm xov tooj (916)-341-5265 los sis email: OPP-LanguageServices@waterboards.ca.gov.

There is no record of enrollment in the Water Boards' Cannabis Cultivation Program by any person associated with this property. There is no record of a water right allowing seasonal storage of surface water for cannabis cultivation on the property and/or no record of any person obtaining coverage under the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*¹ (Statewide General Order).

¹ The Statewide General Order is available at:

https://www.waterboards.ca.gov/board/decisions/adopted_orders/water_quality/2019/wqo2019_0001_cwa.pdf

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOROCK, EXECUTIVE DIRECTOR

1001 J Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

If you do not have an appropriative water right that authorizes the seasonal storage of surface water for cannabis cultivation, you must obtain one.² If you do not have coverage under the Statewide General Order for your cannabis cultivation activities, you must obtain coverage.³

Please review this Directive Notice and Attachment carefully and follow the Required Actions outlined below. **You must respond within 30 days from the date you receive this notice.**

Required Actions

If you use or intend to use the parcel(s) listed above for cannabis cultivation, you must satisfy the following regulatory requirements within 30 days of from the date you receive this Directive Notice (or provide justification for why you are not required):

- 1) Obtain an appropriative water right that authorizes the seasonal storage of water for cannabis cultivation;

and/or

- 2) Comply with Water Code section 13260 by enrolling under the Statewide General Order or submitting a report of waste discharge for an Individual WDR.

You may apply for an appropriative water right in the form of a Cannabis Small Irrigation Use Registration (Cannabis SIUR) and/or enroll under the Statewide General Order online through the State Water Board's Cannabis Cultivation Programs Portal. You will need to create a username and password if you do not already have one. The Portal can be accessed at: <https://public2.waterboards.ca.gov/CGO>. You can then select "Create New Survey" and select the "Cannabis General Order and Small Irrigation Use Registration Portal" to begin your Cannabis Cultivation Program enrollment.

For questions about water rights, including the Cannabis SIUR, please contact the State Water Board's Division of Water Rights by email at: cannabisreg@waterboards.ca.gov or by phone at: (916) 319-9427.

For questions about the Statewide General Order or individual WDRs, please contact the Central Valley Regional Water Board by email at: centralvalleysacramento@waterboards.ca.gov. And phone number is 916-464-3291.

² If you do not use surface water for cannabis cultivation because you use another water source like a groundwater well, for example, you must still comply with the Water Boards' cannabis cultivation requirements, including enrollment under the Statewide General Order.

³ Or obtain individual waste discharge requirements (individual WDRs) covering cannabis cultivation on the property.

If you have been contacted in error or are no longer cultivating cannabis on the parcel(s) identified above, please log in to the Portal and select the *Division of Water Rights - Cannabis Compliance Response Portal*. There, you may input your response and upload any documents or photos necessary to resolve this Directive Notice. Please use your Assessor's Parcel Number(s) and the Investigation ID listed above. The State Water Board will confirm the receipt of the information you provide by email or by phone number (please provide both forms of contact).

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Taro Murano, Program Manager
Cannabis Enforcement Section
Division of Water Rights
State Water Resources Control Board

Ullrich Law Firm
3574 D Street
P. O. Box 160007
Sacramento, CA 95816



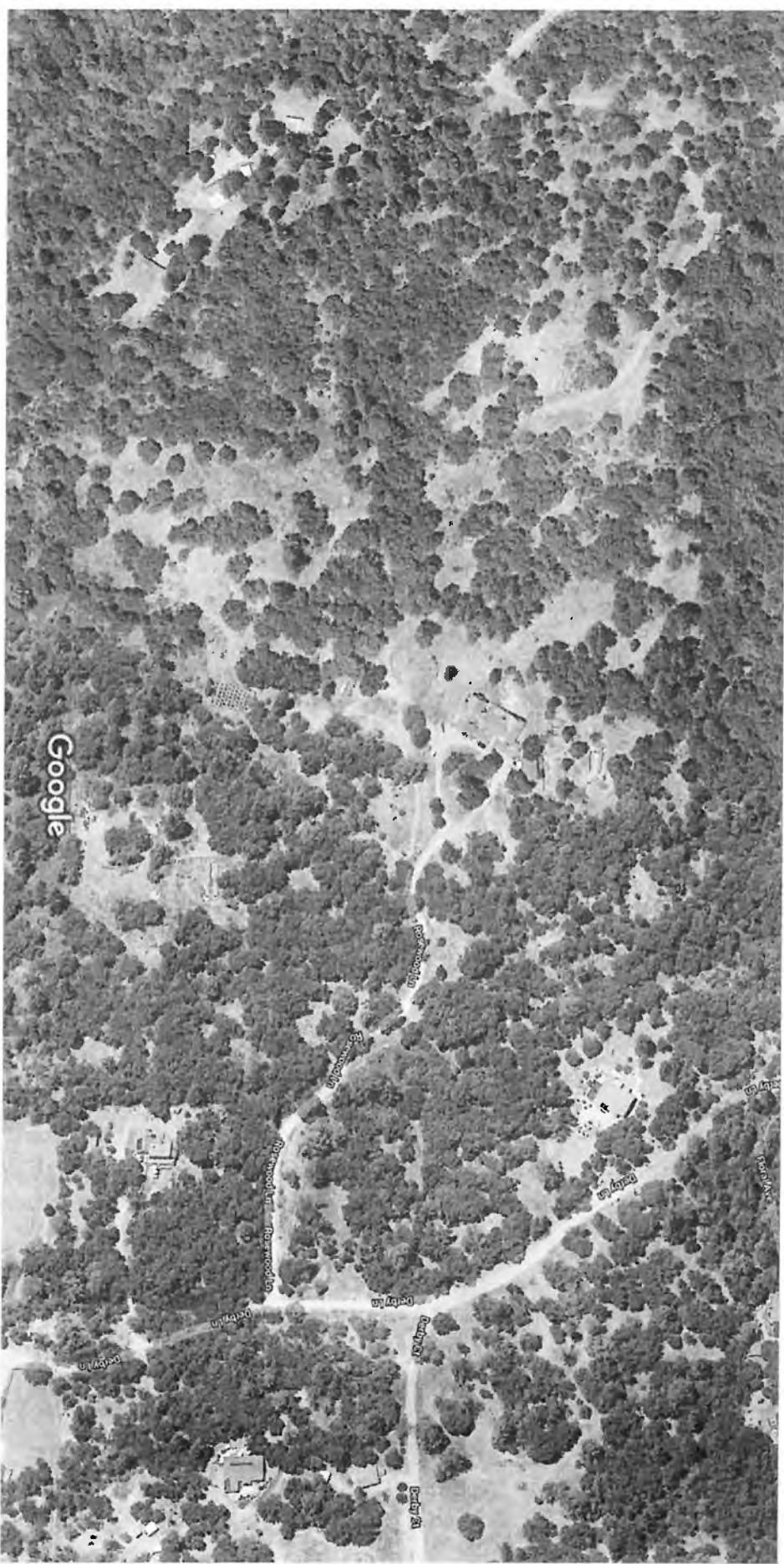
Taro Murano, Program Manager
Cannabis Enforcement Section
Division of Water Rights
State Water Resources Board
P. O. Box 100
Sacramento, CA 95812-0100

Google Maps



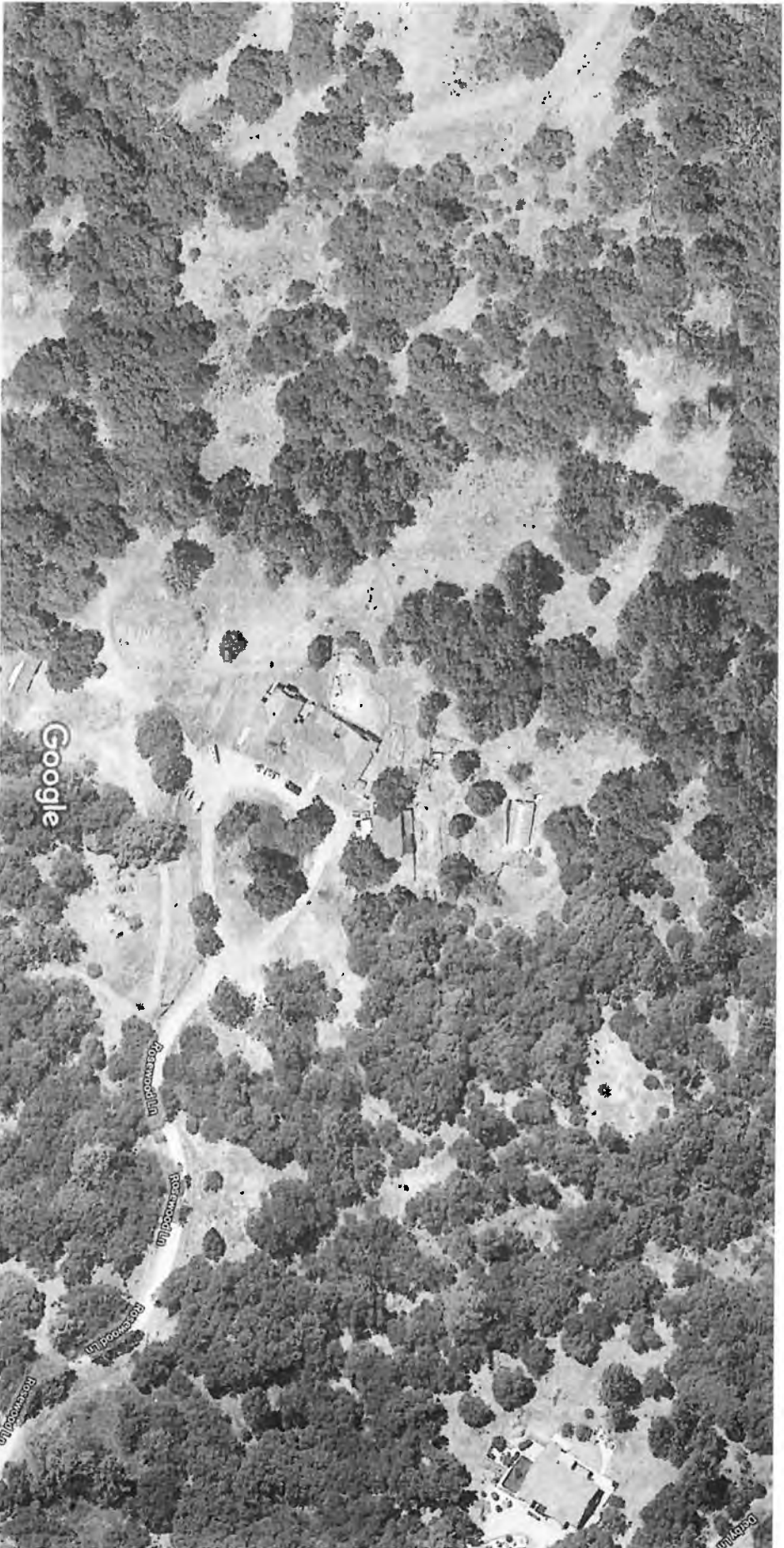
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

Google Maps



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

Google Maps



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0015662-00

Acct -6-PLACER TITLE CO
Thursday, APR 26, 2018 14:18:20
Ttl Pd \$658.00 Rcpt # 0001931353
JLR/C1/1-3

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

Jordan Vettoretti
13794 Recuerdo Drive
Del Mar, CA 92014

Order No: P-257346-LB

APN: 095-130-51-100

Grant Deed

(Please fill in document title(s) on this line)

- ☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- ☐ Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- ☐ Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- ☐ Exempt from fee under GC27388.1 for the following reasons:

PCSS
FILED

NOTE: The following exemptions may not be acceptable for use in all counties:

- ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- ☐ Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-257346
Branch: 201

AND WHEN RECORDED MAIL TO

Jordan Vettoretti
13794 Recuerdo Drive
Del Mar, CA 92014

A.P.N.: 095-130-51-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$638.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of Somerset

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Laura E. McNicol, Trustee of The Laura E. McNicol Trust under declaration of trust (U.D.T.) January 3, 2012**

Hereby GRANT(S) to **Jordan Vettoretti, an unmarried man**

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

Parcel A, as shown on that certain Parcel Map entitled "A portion of Southwest quarter of Section 5, Township 8 North, Range 12 East, M.D.B.&M., and a portion of the Northwest quarter of Section 8, Township 8 North, Range 12 East, M.D.B.&M.", filed in the Office of the County Recorder of El Dorado County, State of California, on December 14, 1983 in Book 32 of Parcel Maps, at Page 71.

APN: 095-130-51-100

Dated: April 20, 2018

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name,

Street Address
Page 1 of 2

City & State

Grant Deed - Sale

The Laura E. McNicol Trust under declaration of trust
(U.D.T.) January 3, 2012

By: Laura E. McNicol, Trustee
Laura E. McNicol, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

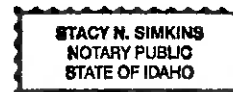
State of Idaho)
County of Kootenai) ss.

On April 24, 2018 before me, Stacy N. Simkins Notary Public
personally appeared Laura E. McNicol, Trustee who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct. WITNESS my hand and official seal.

SIGNATURE

Stacy N. Simkins
Residing at Hayden
Commission Exp 06-22-2022



RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:

Laura E. McNicol, Trustee
~~3331 Rosewood Lane~~
Somerset, CA 95684-0000

P. O. Box 769
Mt. Aukum, CA 95656

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2002-0083861-00

Acct 6-PLACER TITLE CO

Thursday, OCT 31, 2002 08:00:00

Ttl Pd \$13.00

Nbr-0000335053

JDK/C2/1-3

Title Order No. 6156417
Escrow No. 6156417-JKM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$0.00

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

☐ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

PCOS
FILED

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

^{McNicol}
Laura E. McNicol, who acquired title as Trustee of a Revocable Intervivos Trust UDT dated
August 28, 1989

hereby GRANT(S) to

^{McNicol}
Laura E. McNicol, Trustee of the **Laura E. McNicol** Revocable Intervivos Trust, dated August 28,
1989

the following described real property in the Unincorporated Area, County of El Dorado, State of
California:

FOR DESCRIPTION OF THE PREMISES SEE EXHIBIT "A" ATTACHED

APN 095-130-51-100

This deed is being recorded to correct the name of the Trust


Laura E. McNicol, Trustee
McNicol

083861

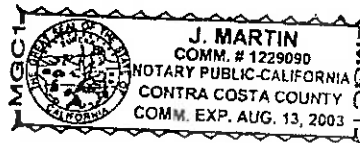
Dated: October 24, 2002

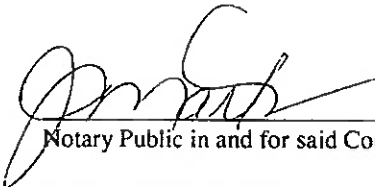
STATE OF CALIFORNIA)
COUNTY OF Contra Costa)

On Oct. 25, 2002 before me, J. Martin, Notary Public in
and for said County and State, personally appeared
Laura E. McNicol

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

Witness my hand and official seal.




Notary Public in and for said County and State

(Space above for official notarial area.)

**MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS
DIRECTED ABOVE**

Grantee at address above

Name

Street Address

City & State

083861

Order No. 615-6417

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 12 EAST, M.D.B. & M. AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 12 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THE PARCEL MAP, FILED DECEMBER 14, 1983 IN BOOK 32, OF PARCEL MAPS AT PAGE 71, EL DORADO COUNTY RECORDS.

ASSESSORS PARCEL NO.: 095-130-51-100

10/31/2002, 20020083861

CLTA Preliminary Report



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0011930-00

Check Number 1973
Friday, MAR 30, 2018 15:35:42
Ttl Pd \$95.00 Rcpt # 0001925872
JLR/C1/1-2

RECORDING REQUESTED BY:

MAIL TO

Donald W. Ullrich, Jr.
Attorney at Law
3574 D Street
Sacramento, CA 95816-3412

AFTER RECORDATION, MAIL TAX STATEMENTS
AND NOTICES TO:

Laura E. McNicol, Trustee
12587 N. Avondale Loop
Hayden, ID 83835

QUITCLAIM DEED - TRANSFER TO A TRUST

The Documentary Transfer Tax is \$0.00
Calif. Revenue & Taxation Code § 11930

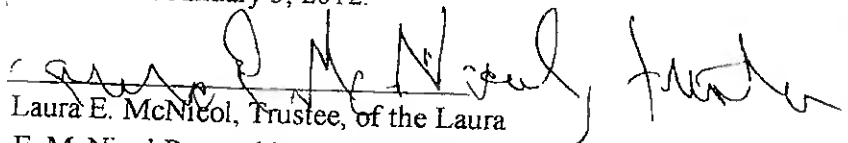
I, Laura E. McNicol, as Trustee of the Laura E. McNicol Revocable Intervivos Trust dated August 28, 1989, do herewith quitclaim unto Laura E. McNicol, Trustee, Laura E. McNicol Trust under declaration of trust (U.D.T.) January 3, 2012, the following described real property situated in the unincorporated area of the County of El Dorado, State of California, commonly known as 3331 Rosewood Lane, Somerset, CA 95684-9380, more particularly described as:

Parcel A, as shown on that certain Parcel Map entitled "A portion of Southwest quarter of Section 5, Township 8 North, Range 12 East, M.D.B.&M., and a portion of the Northwest quarter of Section 8, Township 8 North, Range 12 East, M.D.B.&M.", filed in the Office of the County Recorder of El Dorado County, State of California, on December 14, 1983 in Book 32 of Parcel Maps, at page 71.

APN: 095-130-51-100

The Laura E. McNicol Revocable Intervivos Trust dated August 28, 1989, has been superseded in its entirety by the Laura E. McNicol Trust U.D.T. January 3, 2012.

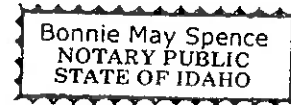
3/29/18
Dated


Laura E. McNicol, Trustee, of the Laura
E. McNicol Revocable Intervivos Trust
dated August 28, 1989

STATE OF IDAHO)
COUNTY OF Rosalia) ss.

On this 29 day of March in the year 2018 before me, Bonnie May Spence,
a duly licensed State of Idaho Notary Public, personally appeared LAURA E. McNICOL,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and acknowledged to me that she executed
the same in her authorized capacity, and that by her signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

Bonnie May Spence
NOTARY PUBLIC
Commission expires 7/3/2020
(SEAL OF OFFICE)





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El Dorado County.

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| | | | | | R | MCNICOL LAURA E TRUST |
| | | | | | E | VETTORETTI JORDAN |

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ATPAC

Ullrich Law Firm

Donald W. Ullrich, Jr., B.A., J.D., LL.M., M.B.A.

August 5, 2020

Jordan Vettoretti
13794 Recuerdo Drive
Del Mar, CA 92014

Jason and Adrianna Kipperman
331 Rosewood Lane
Somerset, CA 95684

Re: APN 095-130-053-000, Laura E. McNicol

Dear Mr. Vettoretti and Mr. and Mrs. Kipperman:

I represent Laura E. McNicol, who as a trustee, continues to own APN 095-130-053-000 (the "subject property"). From the property records, Jordan Vettoretti owns APN 095-130-051-000 and APN 095-130-054-000. Ms. McNicol believes that Jason and Adrianna Kipperman reside on APN 095-130-051-000.

Please find enclosed a copy of a letter she recently received from the program manager of the Cannabis Enforcement Section, Division of Water Rights, State Water Resources Board concerning the subject property. It is not known whether any of you, your agents or employees, severally or jointly with others, own and/or operate these alleged marijuana growing operations on the subject property. However, the State Water Resources Board believes that such operations are in fact taking place on the subject property. If any of you are involved in such operations whether as an owner or operator, you are to immediately cease and desist from doing so and cause to be removed from the subject property any and all of your personal property. Your failure to do so will necessitate Ms. McNicol initiating litigation in United States District Court against you for injunctive relief and for damages as Ms. McNicol is a resident of the State of Idaho.

Ms. McNicol reserves any and all rights, claims, and/or defenses to recover damages for common law waste and statutory environmental injury to the subject property, for the fair market rental value of the subject property, for damages under the elder abuse statutes of the State of California, including the recovery of attorney's fees, and for damages resulting from emotional distress. Ms. McNicol understands that Mr. Vettoretti is an absent owner; nevertheless, Ms. McNicol alleges he is vicariously liable for the actions or failures to act of any tenant or occupant of either APN 095-130-051-000 or APN 095-130-054-000 who is involved in these operations.

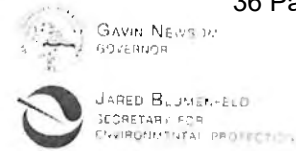
Thank you for your patience, understanding, and anticipated cooperation.

Very truly yours,

Donald W. Ullrich, Jr.
Donald W. Ullrich, Jr.

Address: 3574 D Street, P. O. Box 160007, Sacramento, CA 95816. Tel. No. 1. 916.441.4554. Fax No. 1.916.441.5465

E-mail addresses: ullrichlawfirm@att.net or ullrichlawfirm@surewest.net



State Water Resources Control Board

July 23, 2020

Certified Mail Number: 7003 1680 0000 2962 8981
Investigation ID Number: 12060

LAURA E MCNICOL
12587 N AVONDALE LOOP
HAYDEN, ID 83835

DIRECTIVE NOTICE TO OBTAIN REGULATORY COVERAGE FOR CANNABIS CULTIVATION ACTIVITIES

Action Required

Failure to Respond May Result in Fines

You are receiving this Directive Notice because, based on information currently available to the State Water Resources Control Board (State Water Board) and the Central Valley Regional Water Quality Control Board (Regional Water Board)(collectively referred to as Water Boards), you own the following parcel(s) that appear(s) to be used for cannabis cultivation or associated activities:

| | | | |
|---------------------|-----|-----|-----|
| County: El Dorado | | | |
| APN 095-130-053-000 | APN | APN | APN |

For translation assistance with this notice, please contact the following below:

Spanish: Para obtener más información en español por favor contáctenos al teléfono (916) 341-5265 o vía email a: OPP-LanugageServices@waterboards.ca.gov.

Hmong: Rau kev npaub ntxiv ua lus Hmoob, thov txuas lus nrog peb ntawm xov tooj (916)-341-5265 los sis email: OPP-LanugageServices@waterboards.ca.gov.

There is no record of enrollment in the Water Boards' Cannabis Cultivation Program by any person associated with this property. There is no record of a water right allowing seasonal storage of surface water for cannabis cultivation on the property and/or no record of any person obtaining coverage under the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*¹ (Statewide General Order).

¹ The Statewide General Order is available at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

If you do not have an appropriative water right that authorizes the seasonal storage of surface water for cannabis cultivation, you must obtain one.² If you do not have coverage under the Statewide General Order for your cannabis cultivation activities, you must obtain coverage.³

Please review this Directive Notice and Attachment carefully and follow the Required Actions outlined below. **You must respond within 30 days from the date you receive this notice.**

Required Actions

If you use or intend to use the parcel(s) listed above for cannabis cultivation, you must satisfy the following regulatory requirements within 30 days of from the date you receive this Directive Notice (or provide justification for why you are not required):

- 1) Obtain an appropriative water right that authorizes the seasonal storage of water for cannabis cultivation;

and/or

- 2) Comply with Water Code section 13260 by enrolling under the Statewide General Order or submitting a report of waste discharge for an Individual WDR.

You may apply for an appropriative water right in the form of a Cannabis Small Irrigation Use Registration (Cannabis SIUR) and/or enroll under the Statewide General Order online through the State Water Board's Cannabis Cultivation Programs Portal. You will need to create a username and password if you do not already have one. The Portal can be accessed at: <https://public2.waterboards.ca.gov/CGO>. You can then select "Create New Survey" and select the "Cannabis General Order and Small Irrigation Use Registration Portal" to begin your Cannabis Cultivation Program enrollment.

For questions about water rights, including the Cannabis SIUR, please contact the State Water Board's Division of Water Rights by email at: cannabisreg@waterboards.ca.gov or by phone at: (916) 319-9427.

For questions about the Statewide General Order or individual WDRs, please contact the Central Valley Regional Water Board by email at: centralvalleysacramento@waterboards.ca.gov. And phone number is 916-464-3291.

² If you do not use surface water for cannabis cultivation because you use another water source like a groundwater well, for example, you must still comply with the Water Boards' cannabis cultivation requirements, including enrollment under the Statewide General Order.

³ Or obtain individual waste discharge requirements (individual WDRs) covering cannabis cultivation on the property

If you have been contacted in error or are no longer cultivating cannabis on the parcel(s) identified above, please log in to the Portal and select the *Division of Water Rights - Cannabis Compliance Response Portal*. There, you may input your response and upload any documents or photos necessary to resolve this Directive Notice. Please use your Assessor's Parcel Number(s) and the Investigation ID listed above. The State Water Board will confirm the receipt of the information you provide by email or by phone number (please provide both forms of contact).

Notification Regarding Potential Enforcement

All cannabis cultivators must comply with the regulatory requirements described in this Directive Notice and Attachment. Failure to obtain any necessary regulatory coverage may subject you to enforcement action, including fines, by the State Water Board, the Regional Water Board, or both.

Water Code section 1847 provides that a person who violates any cannabis cultivation related requirement or who diverts or uses water for cannabis cultivation without a necessary CDFA CalCannabis license, may be subject to a fine of \$500 plus \$250 for each ongoing day of violation if the person fails to correct the violation within 30 days after the Board has called the violation to the attention of that person. **This Directive Notice constitutes notice that you appear to be in violation of one or more cannabis cultivation requirements and/or that you appear to be diverting water for cannabis cultivation without a CDFA CalCannabis license, and thus may be subject to liability under Water Code section 1847.**

Water Code section 1052 provides that the diversion or use of water subject to the Division's permitting authority other than as authorized, is a trespass and the State Water Board may impose a fine of \$500 for each day in which the unauthorized diversion or use of water occurs. **This Directive Notice constitutes notice that you appear to be diverting water subject to the State Water Board's permitting authority without a valid water right on file and thus, may be subject to liability under Water Code section 1052.**

Water Code section 13261 provides that a person who fails to submit a report of waste discharge when requested to do so is guilty of a misdemeanor and may be subject to administrative civil liability of up to \$1,000 for each day the report is late. **This Directive Notice constitutes a request on behalf of the Regional Water Board that you enroll under the Statewide General Order or submit a report of waste discharge for an individual WDR for your cannabis cultivation activities.**



Taro Murano, Program Manager
Cannabis Enforcement Section
Division of Water Rights
State Water Resources Control Board

ATTACHMENT INFORMATION ON CANNABIS CULTIVATION REGULATORY REQUIREMENTS

Please note that other state and local agencies, including those listed below, also have cannabis cultivation regulatory requirements that may apply to your property.

Compliance with only one or two agencies does not protect a person from potential site investigation and/or law enforcement eradication.

You must comply with all applicable state and local cannabis cultivation requirements and obtain a cannabis cultivation license from the California Department of Food and Agriculture (CDFA) CalCannabis Licensing Program before cultivating cannabis on your property.

WATER BOARDS' CANNABIS CULTIVATION REQUIREMENTS

State Water Board's Cannabis Cultivation Policy

The State Water Board's Cannabis Cultivation Policy (Policy) establishes requirements pursuant to Water Code section 13149 for the diversion and use of water, land disturbances, and other activities related to cannabis cultivation to protect water quantity and quality. The requirements help to minimize the effects of cannabis cultivation on fisheries, wildlife, and water quality, maintain healthy riparian corridors, and protect springs, wetlands, and aquatic habitat.

The Policy is implemented through various State Water Board regulatory programs, including the State Water Board's Water Rights Permitting and Licensing Program, *Cannabis Small Irrigation Use Registration* (Cannabis SIUR), and the Statewide General Order. All cannabis cultivators must comply with the Policy.

Water Rights Permitting and Licensing and Small Irrigation Use Registration

All diversions and use of water from surface waters in California require a valid water right. Cannabis cultivators are prohibited from diverting surface water for cannabis cultivation during the dry season forbearance period, from April 1 through October 31 of each calendar year, regardless of your basis of right. This means that you must have an appropriative water right and any surface water used for cannabis cultivation can only be diverted during the wet season, November 1 through March 31, and must be stored for use during the dry season, April 1- October 31. **If you do not have an appropriative water right that authorizes the seasonal storage of surface water for cannabis cultivation, you must obtain one.**⁴

Cannabis cultivators may comply with the requirement to have an appropriative water right in one of two ways: 1) obtain a Cannabis SIUR, a streamlined option to obtain an appropriative water right (less than 6.6 acre-feet per year) to divert and store surface water for cannabis cultivation or alternatively, 2) obtain an appropriative water right

⁴ Water diverted pursuant to a riparian water right may not be stored for use in a later season. If you have a riparian water right claim, you must obtain another right that authorizes seasonal storage

ATTACHMENT INFORMATION ON CANNABIS CULTIVATION REGULATORY REQUIREMENTS

permit. This latter option may be necessary where the Cannabis SIUR does not apply, for example, if you plan to construct or have constructed an onstream reservoir after October 1, 2016. In order to apply for an appropriative water right permit, you must submit an application and pay the necessary application fees.⁵

If you do not use surface water for cannabis cultivation, for example because you have a groundwater well or other water source, you must still comply with the rest of the Policy and obtain water quality coverage described below.

Water Quality Statewide General Order

California Water Code section 13260 provides that "any person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state" must file a report of waste discharge with the appropriate Regional Water Board and obtain waste discharge requirements (WDR) from the Regional Water Board. **Cannabis cultivation activities result in the types of discharges of waste that are covered under Water Code section 13260.**

Cannabis cultivators may comply with Water Code section 13260 in one of two ways: 1) enroll under the Statewide General Order, which is a streamlined WDR⁶, or alternatively, 2) submit a report of waste discharge to the Regional Water Board and obtaining an individual site specific WDR for their cannabis cultivation. **All cannabis cultivators must comply with Water Code section 13260 by either enrolling under the Statewide General Order or obtaining individual WDRs.**

How to Enroll in the Water Boards' Cannabis Cultivation Program

You may apply for a Cannabis SIUR or other appropriative water right and/or enroll under the Statewide General Order online through the State Water Board's Cannabis Cultivation Programs Portal. You will need to create a username and password if you do not already have one. The Portal can be accessed at: <https://public2.waterboards.ca.gov/CGO>. You can then select "Create New Survey" and select the "Cannabis General Order and Small Irrigation Use Registration Portal" to begin your Cannabis Cultivation Program enrollment.

You must submit all application fees within 30 days of submitting the online application. Instructions on how to pay the fees will be on the Notice of Receipt (invoice) emailed to you immediately after you submit your application.

⁵ For information on how to file an application for an appropriative water right permit, and for a copy of the application form, please visit our webpage at: https://www.waterboards.ca.gov/waterrights/publications_forms/forms/#apptmp

For more information regarding onstream reservoirs, please visit: https://www.waterboards.ca.gov/publications_forms/publications/factsheets/docs/onstream_reservoir_factsheet.pdf

⁶ The North Coast Regional Water Board and the Central Valley Regional Water Board have each previously adopted regional orders regarding waste discharge from cannabis cultivation that would satisfy Water Code 13260 requirements. However, those orders cannot be used for cannabis cultivation after July 1, 2019.

ATTACHMENT INFORMATION ON CANNABIS CULTIVATION REGULATORY REQUIREMENTS

OTHER STATE AND LOCAL AGENCY CANNABIS CULTIVATION REQUIREMENTS

The following agencies may also have regulatory requirements for cannabis cultivation on your property. This list is provided for your convenience, and **it is your responsibility to comply with all applicable regulatory requirements for cannabis cultivation on your property.**

Local County Information and Requirements

El Dorado County- <https://edcgov.us/Government/planning/Cannabis/Pages/Application-Dates.aspx>

California Department of Fish and Wildlife

You can access more information on CDFW's Lake and Streambed Alteration (LSA) Program for Cannabis Cultivation Projects and submit your Cannabis Cultivation Project LSA Notification online through the Environmental Permit Information Management System (EPIMS) Permitting Portal. You can find LSA and EPIMS information at: <https://wildlife.ca.gov/conservation/lisa>. Questions regarding CDFW's cannabis permitting role can be directed to: (833) 303-7467 or AskCannabis@wildlife.ca.gov

California Department of Food and Agriculture, CalCannabis Cultivation Licensing
<https://aca6.accela.com/calcannabis/Welcome.aspx> or call 1-833-CALGROW (1-833-225-4769).

8-24-2018

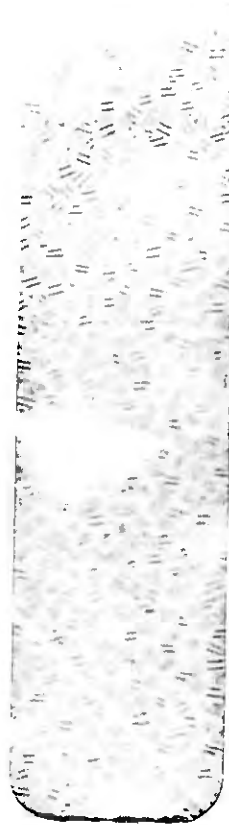


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Ullrich Law Firm
3574 D Street
P. O. Box 160007
Sacramento, CA 95816

Ullrich Law Firm
3574 D Street
P. O. Box 160007
Sacramento, CA 95816

Jason and Adrianna Kipperman
3331 Rosewood Land
Somerset, CA 95684

Jordan Vettoretti
13794 Recuerdo Drive
Del Mar, CA 92014

From: Michael Pinette <michaelpca@gmail.com>
Sent: Friday, January 3, 2025 3:06 AM
To: Planning Department <planning@edcgov.us>
Cc: Lee Tannenbaum <lee.tannenbaum@gmail.com>; Kevin McCarty <kevinwmccarty@pm.me>
Subject: CCU P-0007, Rosewood

TWIMC, Planning Commissioners, Planning Staff, interested citizens.

I write on behalf of Jason Kipperman and his team investing in their CCUP Project. Like every project before the commission in the past three years, he and his team have patiently abided by the process, followed the rules, helped prod and push staff to abide by the process, such that it is, to bring his very legal and open project request to this hearing. Unlike what has happened to each and every licensee, it is my hope you put facts and legality and majority opinion above rapproach and do not legitimize or overweight personal opinions, abject and wrongful speculation regarding the usual tropes ..crime, noise, water rights, traffic, pesticides, unfit for the neighborhood, and the coupe de grace Deputy Ishmael (shameful). I think at this point we are beyond the tropes, focus on facts and legality. Those opposed froth at the mouth pining on about clean air, keeping El Dorado safe and a farming community—nothing will make this vision be achieved, frankly what every legal grower and licensee wants more true than approving CCUP -0007.

Of those opposed, what are they doing to preserve nature, support farming, build safe and legally approved land use projects for cannabis, creating employment opportunities to a region that desperately needs new industry to succeed??? Cannabis farming has proven to enhance soils and the environment by removing toxins, yet people don't want to listen to facts and science.

CCUP21-0007 Rosewood. Is not asking for any exemptions to which I am aware, a very clean legal project. The ISMND is solid, so is the CEQA from Helix, no need for an EIR. Jason and his team want to support and enrich the community despite unwarranted and specious speculation. CCUP 0007 complies with all county and state regulations and has a mitigated negative deck, proper odor, noise and traffic reports. It is a small project. It fits into the profile for what naysayers are requesting.... Keeping the county rural and safe. As an agricultural preserve property as defined in the El Dorado General Plan of 1996, Jason and his team have higher water rights than those voicing opinions, which has been ignored far too often in these commission hearings. Jason is following the rules for county and state laws, so must the Commission and planning staff. The extreme one-off voices should be given no standing legally to oppose this project, period.

With regards,

Michael Pinette

CFO, Treasurer El Dorado Growers Advocacy Alliance, ~~269-0062~~

~~269-0062~~

Item # 3
2

El Dorado County Planning Commission Meeting – February 27, 2025, agenda item number – 25-2501

Good morning, commissioners.

My name is Michael Pinette and I am the CFO/Treasurer of the EDC Growers Alliance, EDGAA.

I want to take a moment today to speak not about any single project, but about the role and legal responsibilities of the Planning Commission. The work you do is essential to ensuring land use decisions are made fairly, legally, and in accordance with state and local regulations—not personal preference or political pressure.

As members of this Commission, you are bound by California land use law, CEQA, and El Dorado County ordinances. Your decisions must be objective, fact-based, and legally defensible. Under CEQA, for example, you may require additional environmental review only if there is substantial scientific evidence that a project may cause a significant impact (14 CCR § 15064(f)). Public opinion, speculation, or personal discomfort are not legally sufficient grounds to justify denying a project or imposing unnecessary requirements.

This is particularly relevant when it comes to hydrological studies. Neither this Commission nor the Board of Supervisors can arbitrarily require a hydrological study unless there is scientific proof that water impacts will occur and that current mitigation measures are inadequate (14 CCR § 15155). Without this proof, imposing such a requirement would be beyond your authority.

Additionally, when considering land use compatibility, we must apply sound planning principles, not arbitrary interpretations of the law. A bus stop is not a sensitive site under CEQA or zoning laws. Treating it as such would set an unmanageable precedent where every temporary gathering spot—whether it be a mail drop-off, a transit stop, or a delivery zone—would suddenly be subject to special land use restrictions. That is not how zoning works.

At the end of the day, this Commission's duty is clear: apply the law, not emotions or personal biases. Each project must be reviewed under the same objective legal framework applied to every other land use application. To do otherwise would be to undermine the integrity of this Commission and expose the County to legal challenges.

I urge you to focus on your legal mandate, follow the objective standards set forth by CEQA, County ordinances and staff recommendations, and ensure that your decisions are based on fact, law, and sound land use planning principles—nothing more, and certainly nothing less. Please approve this project.

Thank you.

Michael Pinette
CFO/Treasurer, EDC Growers Alliance

Hen #3
#3

Melody Lane – Founder, Compass2Truth

2-27-25 Rosewood Cannabis Permit

I have read all the correspondence posted to this application and found the personal attacks very disturbing, especially those made by Lee Tannenbaum and Kevin McCarty, against citizens who have exercised their rights to express concerns about the detrimental effects the approval of this cannabis permit may have on their community.

Last October Mr. McCarty's cannabis permit was appealed before the Board of Supervisors. I, and several others, fully supported the appellants, Judy Husak and Leslie Shoenfeld, who expressed many of the same valid concerns surrounding this Rosewood permit.

Prior to the beginning of the hearing, Kevin McCarty demanded that Supervisor Turnboo recuse himself. That left the appellants hanging without any support from their District Supervisor. Furthermore, it was glaringly apparent that the decision had already been made by staff with the recommendation for the BOS to deny the appeals before the appellants even walked into the room. I see the same biases transpiring here today.

The Constitution guarantees fundamental principles of fairness, including the right to a fair trial before an impartial judge and jury. This means disputes should be heard in a real court of law, not an in-house tribunal where normal due process protections don't apply. Cannabis disputes, such as this one, are no exception. Nor can this Commission claim authority it doesn't have to take further advantage of these disputes to expand its own political power.

There have been many controversial turnovers on the Planning Commission regarding the 150 cannabis permits lined up for approval in EDC. It all started with my friend, Dr. Cheryl Byl-Chester, when she blew the whistle for obvious Brown Act violations. Her dismissal culminated in a SLAPP lawsuit that is still ongoing. Next to go was Kris Payne, then Dan Harkin, and I'm glad to say Lexi Boeger is also now gone. Andy Nevis should have been dismissed long ago for violating his oaths, and I anticipate he will soon be persuaded to do the right thing by stepping down voluntarily.

Back to Lee Tannenbaum, Kevin McCarty, and their liberal pal Kris Payne. They have proven to be serial liars, and I have no problem backing up the veracity of that statement with facts, truth, valid evidence and law. A small sample of their libel, harassment, gaslighting, and threats against me for standing up to their bully tactics are being entered into the public record. Their conniving should not be given an ounce of credibility, nor should their attacks against opponents be tolerated. Accordingly, please reject this permit.



Compass2Truth

Citizens for Constitutional Liberty

P.O. Box 598
Coloma, CA 95613

August 13, 2024

Kris Payne
President, Taxpayers Association of EDC
P.O. Box 2023
Placerville, CA 95613

RE: Affidavit of Truth

Mr. Payne,

Lawful notification has been provided to you, stating that if you do not rebut the statements, claims and averments made in the Affidavit/Declaration that you received on July 15, 2024, then you agree with and admit to them. Pursuant to that lawful notification, if you disagreed with anything stated in that Affidavit/Declaration of Truth, then you were required to rebut anything which you disagreed, with particularity, within fourteen (14) calendar days of receipt thereof, by means of your written, notarized affidavit of truth, based in specific, relevant fact and valid, Constitutionally-compliant law to support your disagreement.

Your failure to respond, as stipulated, is your agreement with and admission to the fact that everything in the Affidavit/Declaration of Truth is true, correct, legal, lawful, and is your **irrevocable admission** attesting to this, fully binding upon you in any court of law in America, without your protest, objection or that of those who represent you.

Sincerely,

Melody Lane
Founder – *Compass2Truth*

Enclosures:

1. HR letter
2. Payne certified mockery

Did not attend meeting

To Melody Lane, Coloma, Ca. 7/22/2024

Please consider this a response to your recent "Affidavit/Declaration of Truth" addressed to Kris Payne, President of Taxpayers Association of EDC, P.O. Box 2023, Placerville, CA

We have a question: To be valid, must not a "Declaration of Truth" be issued by a Court, Clerk of The Court, or an Attorney? Which are you, or by whose authority do you send this to us?

As to your "Affidavit:" Which one of the above Offices asked you to provide it to us?

To continue: we must object to Page 1, Ph. 1, line 7, of your July 13, 2024 Affidavit/Declaration of Truth which states: "that I am...of sound mind..."

We are sorry, but we will need Outside Professional Verification of this specific assertion. As soon as you obtain someone who will examine you, and make a written report, please forward their information to us as we would like to submit evidence (which we will of course forward to you) in our interest.

If we are informed that you are not of sound mind, we will refrain from holding it against you and will not take action against you for Perjury (Re: your signature). As you are well aware, knowingly signing this document with incorrect, misrepresented information may be Perjury.

In the meantime, we will continue to review and analyze your document in the hopes that you will quickly provide the above report, and that we can then respond more fully to you.

Sincerely.

*Kris Payne
President of TRAEDC*

Kevin McCarty's FB page – Debating El Dorado County Politics (Uncensored)

Melody Lane Original post 11-6-24

A big THANK YOU goes to Larry Thornhill for demonstrating his courageous example of Biblical Citizenship during the 10/22/24 Board of Supervisors meeting. Mr. Thornhill put his faith into action by publicly supporting me during the BOS Open Forum. Below you will find our public comments.

As background, the Taxpayers Association of El Dorado County (TPA) has been operating outside of the law ever since I became a member in 2008. Although the TPA is a non-profit organization, several TPA members include public employees/officials, *all* of whom are required to abide by the same federal, state, and local laws in compliance with the state and national Constitutions. *"The Constitution of these United States is the supreme law of the land. Any law that is repugnant to the Constitution is null and void of law."* (See Marbury v. Madison).

Several of these public employees/officials have received notarized affidavits which have been entered into the BOS public record. Notification of legal responsibility is the first essential of due process of law, and an un rebutted affidavit stands as truth before any court in America.

Whenever any public official has knowledge of wrongdoing but fails to take remedial action against an employee or BOS delegate, then they become complicit and liable for aiding and abetting the wrongdoing. It is public knowledge that certain directors of the TPA have resorted to slander, libel, fraud, censorship, and even the June 24th physical assault against me for whistleblowing about their unlawful actions. My faith does not permit me to be intimidated or silenced by their liberal bully tactics.

Take heed the words of Aleksandr Solzhenitsyn, *"In keeping silent about evil, in burying it so deep within us that no sign of it appears on the surface we are implanting it, and it will rise up a thousandfold in the future. When we neither punish nor reproach evildoers...we are ripping the foundations of justice from beneath new generations."*

America is at a critical crossroads. Don't wait until it is too late to exercise the blessings of liberty. There is a desperate cry for courageous people with a biblical worldview to return to places of leadership in our homes, our communities, and our nation. Good men and women must courageously arise.

Courage doesn't cause fear to shrink. It is what we need to face our fears and prevail. President Ronald Reagan said of courage, *"Above all, we must realize that no arsenal, no weapon in the arsenals of the world, is so formidable as the will and the moral courage of free men and women. It is the weapon our adversaries in today's world do not have."* If we choose the route of passivity instead of leadership, it means that degradation of the status quo will be our demise.

Courage is contagious, so do your part **today** to end the tide of evil and corruption within El Dorado County.

###

Melody Lane, Founder of Compass2Truth. You may have heard how the liberal media have escalated the attacks on Trump's mental fitness and decline. Similarly, miscreants in the Taxpayers Association have been resorting to lies and character assassinations for exposing their worthless deeds of evil and darkness to the light of Truth.

It is a fact that **Kris Payne** colluded with **Todd White** in the December 2023 election fraud. Kris Payne and Gay Willyard were *never elected*. At that time Bill George called **Carol Louis** a "dictator" and several people walked out. That meant a lack of quorum, so Kris and Gay just *assumed* their roles of President and VP. After

Lee Tannenbaum forced Gay out, Kris then appointed Lee as VP, *again without a vote as required by law*. Soon afterwards, new member **Kevin McCarty** was appointed as a director, *again without a vote*. Since then, Mr. Payne and his cohorts have been falsely accusing me of being disruptive and unethically using the Association for their own political purposes.

Another example involved the removal of **Kris Payne from the Planning Commission** after I publicly filed yet another formal complaint against him. Kris responded on behalf of the TPA, mocking the affidavit addressed to him **as an individual**, and questioning if I am of sound mind. *"We are sorry, but we will need Outside Professional Verification of this specific assertion...If we are informed that you are not of sound mind, we will refrain from holding it against you and will not take action against you for Perjury."*

Then there was the June 24th coordinated assault by **Carol Louis and Lee Tannenbaum** nefariously planned in collusion with **Kris Payne**. After the responding officer took statements, they were forwarded to the DA who then assigned me a **Victim Advocate**. As a victim, I was able to obtain records revealing that **Lee Tannenbaum blatantly lied** to PPD. An example of his depravity, *"I believe she is delusional and possibly has other mental issues. We have many elderly members who feel threatened by what seems to be escalating and erratic behavior by Ms. Lane. We know she owns weapons and has been refused a CCW by EDSO due to her erratic behavior. We feel that there may be some danger for our members as the behavior continues to escalate and want to protect ourselves."*

Lastly, the other day **Carol Louis** libelously posted on **Kevin McCarty's** Facebook page, *"Melody Iain has been found to have filed a false police report. I do not know what the penalty for that is, possibly a misdemeanor. But she always speaks to truth and her alignment to god and church. She does not practice what she preaches. Now we know it is all BS."*

If the DA does their job, then these miscreants will have their day in court. Ultimately God will be their judge and the Truth will prevail.

###

My name is Larry Thornhill and I am here to testify on behalf of Melody Lane which she just spoke about.

I have been a licensed General Building Contractor with the State of California for almost 5 decades. I have worked in El Dorado County since the year 2000 when my family moved here from the Bay Area.

I was present at the Denny's Restaurant when Ms. Lane was assaulted by Carol Louis. I witnessed the entire assault from start to finish. I gave a report to Officer Smith of the Placerville Police Dept. on the day the incident occurred. I also witnessed Officer Smith take testimonies from Ms. Lane, Ms. Louis, Henry (Denny's Manager), and saw him speak to two gentlemen who were eating near where the assault took place.

I was invited to check out the EDC Taxpayers Assoc. by 3 members of the Assoc.: Mark Pappas (former Treasurer), Bob Severin, and Melody Lane. It was their hope that I would join the Assoc. and contribute to its success. I attended 5 or 6 meetings prior to witnessing the assault. I know Bob and Mark through our Men's Bible study held at Green Valley Church. I have known Melody off and on for several years.

I was given the report that Lee Tannenbaum submitted to the Placerville Police some 30 days AFTER the incident occurred. I did not see Mr. Tannenbaum give any report to Officer Smith on the day of the assault. What Mr. Tannenbaum wrote in his report in NO WAY described what I actually saw. He made statements about Ms. Lane that I categorically deny as being the truth.

Additionally, I have seen Facebook posts by Ms. Louis that are declaring that Ms. Lane may be investigated for creating a "false Police Report". It is plainly obvious to me that there is an agenda at the EDC Taxpayers Assoc.

to destroy her character and reputation within our Community. One member told me that Mr. Tannenbaum made a closed session Power Point presentation on "how to get rid of Melody Lane"!!

Something is terribly wrong within the Taxpayers Assoc. After personally seeing how chaotic the meetings are and how personal vendettas are conducted against citizens, I want nothing to do with this group. I believe Ms. Lane has been singled out along with a couple other former Board Members to just "go away". It is not right and I came here to let you know my feelings. Whether you can or will do anything about it remains to be seen. Civil discourse is guaranteed and encouraged by our Constitution. No one should be silenced for a differing viewpoint or concern.

Thank you for your time.

[Kevin McCarty](#)

👤 Top contributor

Melody, with all due respect, nobody cares.

[Lee Tannenbaum](#) – 11/14/24

I'll just say this. He doth protest too much.

But let's be very clear. I was 2 feet from where the supposed assault was. So please use glasses if you need to, because you were over 10 feet away and couldn't have possibly seen what happened and what didn't. If there really was an assault, why wasn't Ms Louis arrested/escorted to PPD? Facts only please, not conjecture.

I have never done a PP for the TPA. And most certainly not one stating "how to get rid of"

The BoS has told Ms Lane on multiple occasions that the TPA is a private organization and there is nothing the county can do. Listen to them. They certainly know the law better than you.

[Lee Tannenbaum](#) 11/14/24

👤 Top contributor

Ms Lane. Let me address the falsehoods of your claim.

The TPA is a 'private' NPO. And with this, anyone can be a member, as long as they follow the Bylaws and Policies and Procedures. Something you were unable to do.

Your faith does not teach you to be a disruptive liar. America and most of the rest of the world believe in peace amongst everyone. Not that there be a Christian and biblical world view. I'm sure there are billions of people out there who would oppose this.

You keep posting you are the founder of Compass to Truth. This is not a legal business, not is the name registered anywhere. So it is an organization of one, that is operating illegally without a license or paying taxes?

Can you please show us the facts that Kris Payne and Todd White colluded? For God's sake, just one piece of proof, other than your spewing falsehoods would be wonderful.

I did not force Gay Willard out. She was not legally qualified to be a member according to our bylaws. There was no 'force', but there was enforce. We merely enforced our bylaws. This was a BoD decision. This is an outright lie on your part.

Kris Payne did not appoint me as VP. He is not able to do so according to the bylaws. The BoD voted me in. Same for Kevin McCarty. Another lie on your part.

If Mr Payne cares to elaborate on his dismissal/resignation, that is his decision to share. I feel very confident in stating, that you are not the sole cause of this. Isn't bragging about how great you are against God's will? You are disruptive. That is a fact. There are enough people who have seen and heard you. Another lie.

You were not assaulted. You refused to back out of the doorway while yelling and being disruptive. Ms Louis merely moved to shut the door while continually telling you not to touch her. You did not move and she gently closed the door. The reality is we were trying to have a members only meeting (as noted in your photos), which means you were not able to attend, since you are not a member (another lie. If you are a member, just show any of us a recently cancelled check or receipt of payment). Pursuant to this, PPD has told us that if you show your face at the TPA again, they will be more than happy to remove you. Lies, lies, lies.

You accuse me of lying? I offered a sworn affidavit to the PPD. You not only caused the incident, you encouraged it, just like you always do. As someone has previously said, you are the great baiter. You do not want debate, you just want to goad people into doing something, so you can continue your rants. Ms Lane, and I will speak for others, WE do believe you are delusional and have mental issues.

Yes, God will be the judge. Certainly not you. If you had such a case, certainly the DA would have contacted any or all of us present that day by now. But guess what? They haven't and most probably won't. PPD didn't do anything other than insure us if you showed up again you would be escorted out.

And as such an Evangelical Christian, as you claim to be, I'd really like to know how you lying about so much, by you, is OK in God's eyes. What I really don't understand is why Mr Thornhill is now lying for you? I have my suspicions, but will keep them to myself. Unlike you, I don't spread falsehoods or gossip.

So, I will say this on behalf of the many. Stop your lies, disruptive behavior and downright meanness. No one listens. No one cares. There is a saying, delivery is everything. Your delivery is horrible. Find another cause. One where you have actual facts and can show proof. Otherwise, please leave us all alone.

Hem #3
#4

Good morning, commissioners. My name is Christine Schaufelberger, and I am speaking today on behalf of the **Derby Road Neighbors** to express serious concerns about this project.

With **30 years of experience** as an environmental enforcement officer, manager, and director at the **Bay Area Air Quality District**, I understand **CEQA** and the **fair argument standard**—which requires an **Environmental Impact Report (EIR)** when substantial evidence shows a project could cause significant environmental effects.

Key Concerns with the CEQA Negative Mitigated Declaration are:

1. Failure to Disclose Type N Manufacturing

- The project **includes** Type N manufacturing, yet this critical component was **excluded** from the environmental review.
- The public has been misled, and a full EIR is warranted.

2. Fire & Safety Deficiencies

- The project site is located in a **high fire severity zone**, yet the fire plan fails to account for **realistic water supply, emergency response times, and evacuation constraints**.
- The **bus stop on Derby Lane** poses an **unaddressed hazard**, as increased traffic and emergency vehicle access conflicts were **not properly evaluated**.

3. Setback Violations & Lack of Justification for Reductions

- The **required 800-foot setbacks** have been **reduced to as little as 125 feet** for an **adjoining parcel**—without any justification for how mitigations would compensate for this reduction.
- Even more concerning, the project allows a **0-foot setback** from the parcels used in the staff report for the **school bus stop, completely failing to protect public safety**.

4. Procedural Failures & Lack of Transparency

- Our request to **extend the public comment period by 45 days, due to the Thanksgiving-Christmas holidays**—for a **400-page report** with a **missing appendix**—was extended by only 15 days, limiting our ability to provide meaningful input.
- Water usage estimates are **inaccurate**, raising concerns about **well depletion** for neighboring properties.

This project, as currently presented, **fails to meet CEQA's disclosure requirements** and poses **serious environmental and public safety risks**.

Given these deficiencies, I urge the Planning Commission to:

- ✓ **Require an Environmental Impact Report (EIR)**
- ✓ **Fully disclose all project components, including Type N manufacturing**
- ✓ **Address fire safety, water availability, and public safety concerns**
- ✓ **Justify all setback reductions and ensure compliance with legal requirements**

Thank you for your time. I respectfully ask you to take these issues into serious consideration before making any decisions.

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