

UPE20-0008

Public Comments

1/29/22 to 2/8/22

January 29, 2022

To: Planning Division, Project Review:
Josh Miranda, Planner I, Joshua.Miranda@sonoma-county.org
and Board of Zoning Adjustments Commissioners: PlanningAgency@sonoma-county.org

From: Joseph and Maureen McNiff
1810 Skillman Lane
Petaluma, CA 94952

Re: Muir Wood Adolescent & Family Services Use Permit Application
Permit Sonoma File No. UPE20-0008

We are writing this letter in opposition to the expansion of the Muir Wood Adolescent & Family Services treatment facilities located at 1743 Skillman Lane due to significant and negative impacts on our rural residential neighborhood.

The action that will come before the Board on February 10 would amount to the third expansion of the facility from the original 6 residents to 20 residents (not counting staff for all required shifts).

As neighbors, our collective experience with Muir Wood has impacted us all very negatively. We have experienced serious problems due to environmental impacts, diminished neighborhood security, reduction in property desirability, resale value and quality of life.

As documented by sheriff activity calls, neighbors are subjected to unsettling and disruptive noise, yelling and swearing, loitering, and increased traffic, at all hours. There have also been troubling instances of runaways hiding on neighboring properties, and multiple reports of security and supervision problems.

Septic and water issues are of vital concern to all of us in this rural area. Well and septic complications and water runoff problems can cause nightmare scenarios for homeowners, and these problems are often not easily dealt with or recovered from.

Our property draws from the same aquifer where a neighbor already had their well go dry at the current level of operation of the Muir Wood facility. Septic monitoring records and well consumption data must be analyzed to determine the environmental impact on nearby residents.

In this time of climate change, drought and economic hardship, there is even more at stake for property owners. The amount of people at the Muir Wood center directly impacts the aquifer that we share and complicates risk for septic and related issues, too.

Muir Wood at its current level of expansion has already brought problems to our neighborhood. Septic complications and water consumption issues, along with increased police activity are major concerns for neighbors, greatly impacting our financial reserves while jeopardizing public safety, which dramatically decreases our quality of life.

These concerns have a direct effect on our property values because homeowners must disclose to any potential buyers any such issues. That is our legal obligation, and as we comply with that requirement, we are likely to have difficulty marketing our homes and finding quality buyers if and when we need to sell. Real estate is often the biggest lifetime investment many of us will ever make, and lowered resale viability and loss of property value cause real hardships.

We strongly urge the County to limit Muir Wood to its current operational level and direct the organization to mitigate the documented negative impacts on the surrounding neighborhood.

Sincerely,


Maureen McNiff


Joseph McNiff

January 29, 2022

To: Planning Division, Project Review:
Josh Miranda, Planner I, Joshua.Miranda@sonoma-county.org
and Board of Zoning Adjustments Commissioners: PlanningAgency@sonoma-county.org

From: Ann Dewi Mooney
Justin McNiff
Poppy Montessori Family Day Care
1810 Skillman Lane
Petaluma, CA 94952

Re: Muir Wood Adolescent & Family Services Use Permit Application
Permit Sonoma File No. UPE20-0008

We are writing this letter in opposition to the expansion of the Muir Wood Adolescent & Family Services treatment facilities located at 1743 Skillman Lane due to significant and negative impacts on our rural residential neighborhood.

I run a licensed Montessori daycare/school program at 1810 Skillman Lane, which is also our family home, shared with my husband and young daughter. Our essential business depends upon families feeling that their children are safe in our rural setting, and of course that is also of utmost importance to us both as parents and in our chosen livelihood. Our rural location has always been considered very desirable and healthy by our school families. An expanding for-profit center specializing in high-risk teens (with no visible security and where clients or visitors can and do act out) is counter-productive to any of us feeling safe and comfortable as neighbors. Increasing capacity increases all impacts on us as neighbors.

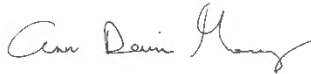
The attached Sheriff's Log paints a very concerning (if not alarming) picture of law enforcement activity that Muir Wood has brought to the neighborhood. The calls noted "Missing Person at Risk" indicate that at its current operational level, security is inadequate, which poses a real risk to the neighborhood, and particularly to me as a daycare business owner entrusted with the weighty responsibility of the daily care of young children.

Our school program includes year-round use of an outdoor/nature curriculum and play yard for our little ones. As a daycare operator, I am required, both through County licensing and my own insurance stipulations to follow strict safety protocols, including on-site property inspections, to ensure the safety of the children's physical environment. I am legally required to have adequate supervision of children by my staff at all times in mandated student-teacher ratios. Muir Wood must also be held to a higher standard of security, especially considering the at-risk teen population they serve. Their lack of security as shown by the number of Sheriff calls are a measurable negative consequence that is happening regularly under their watch. This impacts both their at-risk teen clients as well as us as their neighbors. Obviously, incidents would increase with an expansion that

would allow even more clients, and the County cannot and should not allow that to happen, as it is irresponsible to Muir Wood clients, residents, guest families, employed staff, and everyone else who lives in, works in, or visits the neighborhood.

We strongly urge you to recognize the needs and real issues facing families who are neighbors of Muir Wood, including essential business owners like myself and the others nearby caring for people who are especially vulnerable. We urgently ask you to limit Muir Wood's use to the current level and also require that all public safety concerns be addressed and resolved.

Sincerely,



Ann Dewi Mooney



Justin McNiff

Event Date	Reporting Agency	Call Number	Case Number	Situation Reported	Location	Responders
2013-10-12T15:09:39	Sonoma County Sheriff's Office	SD132850132	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Yoder, Michael
2014-01-07T22:58:02	Sonoma County Sheriff's Office	SD140070255	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[RAGAN, SABRINA] [MAURO, JAMES]
2014-01-25T09:15:13	Sonoma County Sheriff's Office	SD140250047	No Case Assigned	ANIMAL CONTROL CALL	1733 SKILLMAN LN	
2014-01-30T18:52:54	Sonoma County Sheriff's Office	SD140300191	SD140130019	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[PETERSON, JOHN] [Jones, Brandon]
2014-01-30T23:46:10	Sonoma County Sheriff's Office	SD140300237	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	PETERSON, JOHN
2014-04-12T17:08:15	Sonoma County Sheriff's Office	SD141020174	SD140412029	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Holton, Marcus
2014-09-15T12:34:50	Sonoma County Sheriff's Office	SD142580107	SD140915012	BATTERY JUST OCCURRED	1733 SKILLMAN LN	[DeSantis, Timothy] [Gelhaus, Erick]
2014-09-15T15:03:48	Sonoma County Sheriff's Office	SD142580142	No Case Assigned	TELEPHONE	1733 SKILLMAN LN	
2014-11-08T03:39:24	Sonoma County Sheriff's Office	SD143120032	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	EDWARDS, DANIEL
2015-02-01T19:32:54	Sonoma County Sheriff's Office	SD150320121	No Case Assigned	AGENCY ASSIST - BY SHERIFF'S DEPT	1733 SKILLMAN LN	
2015-05-06T23:00:33	Sonoma County Sheriff's Office	SD151260192	SD150506025	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	FRAMPTON, CHARLES
2015-05-07T01:47:03	Sonoma County Sheriff's Office	SD151270011	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	FRAMPTON, CHARLES
2015-05-15T11:06:41	Sonoma County Sheriff's Office	SD151350053	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Jones, Brandon] [HUNTER, MARK]
2015-07-04T15:50:50	Sonoma County Sheriff's Office	SD151850133	SD150704025	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Jucutan, Jeremy
2015-07-05T20:28:04	Sonoma County Sheriff's Office	SD151860175	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Jucutan, Jeremy
2015-07-10T14:48:30	Sonoma County Sheriff's Office	SD151910098	SD150710024	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Jones, Brandon
2016-01-20T01:52:42	Sonoma County Sheriff's Office	SD160200015	No Case Assigned	SECURITY CHECK	1733 SKILLMAN LN	[Yoder, Michael] [COATE, MICHAEL]
2016-02-10T13:29:28	Sonoma County Sheriff's Office	SD160410100	SD160210014	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Gelhaus, Erick
2016-02-10T16:46:17	Sonoma County Sheriff's Office	SD160410149	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Gelhaus, Erick
2016-04-10T13:30:29	Sonoma County Sheriff's Office	SD161010084	SD160410010	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Holton, Marcus
2016-04-11T18:36:22	Sonoma County Sheriff's Office	SD161020159	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2016-04-11T22:45:58	Sonoma County Sheriff's Office	SD161020205	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	HUNTER, MARK
2016-04-14T11:56:26	Sonoma County Sheriff's Office	SD161050119	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2016-04-24T20:29:30	Sonoma County Sheriff's Office	SD161150175	SD160424022	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Yoder, Michael
2016-04-24T21:31:32	Sonoma County Sheriff's Office	SD161150191	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Yoder, Michael
2016-05-31T20:02:15	Sonoma County Sheriff's Office	SD161520228	SD160531030	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Aldridge, Mark] [COATE, MICHAEL]
2016-06-01T19:36:53	Sonoma County Sheriff's Office	SD161530211	No Case Assigned	LAW, FIRE AND AMBULANCE RELATED EVENT	1733 SKILLMAN LN	[Yoder, Michael] [COATE, MICHAEL]
2016-06-12T00:16:59	Sonoma County Sheriff's Office	SD161640006	SD160612003	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Sealock, Michael
2016-07-21T15:11:59	Sonoma County Sheriff's Office	SD162030144	SD160721013		1733 SKILLMAN LN	[Miale, Cayla / Miale, Cayla] [Lyle, Jeremy]
2016-11-21T18:50:39	Sonoma County Sheriff's Office	SD163260158	No Case Assigned		1733 SKILLMAN LN	[Jucutan, Jeremy] [Crum, Spencer] [Jax, Nicholas]
2016-12-03T15:17:22	Sonoma County Sheriff's Office	SD163380110	No Case Assigned	VANDALISM	1733 SKILLMAN LN	[McCracken, Scott] [Avina, Daniel] [McBeth, Codey] [Howard, Tom]
2016-12-04T15:42:19	Sonoma County Sheriff's Office	SD163390116	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	McBeth, Codey

2016-12-04T16:31:40	Sonoma County Sheriff's Office	SD163390126	SD161204020	VANDALISM REPORT	1733 SKILLMAN LN	[Seibold, Eric] [Edney, David] [Goforth, Kalvin / Hunter, Mark]
2016-12-29T15:27:49	Sonoma County Sheriff's Office	SD163640119	No Case Assigned		1733 SKILLMAN LN	[Jones, Brandon] [Fomasi, John]
2016-12-30T13:46:31	Sonoma County Sheriff's Office	SD163650084	SD161230016		1733 SKILLMAN LN	[Jones, Brandon] [Jones, Sean] [Clark, Andrew] [Mittenthal, AJ]
2017-01-15T09:09:36	Sonoma County Sheriff's Office	SD170150046	No Case Assigned	ANIMAL CONTROL CALL	1733 SKILLMAN LN	
2017-02-16T09:16:30	Sonoma County Sheriff's Office	SD170470050	SD170216009	TRANSPORTATION	1733 SKILLMAN LN	[Vernon, Alan] [Fomasi, John] [Miale, Cayla / Miale, Cayla] [TAYLOR, CHRIS] [Cameron, Edwin] [Avina, Daniel]
2017-02-18T16:51:06	Sonoma County Sheriff's Office	SD170490132	No Case Assigned		1733 SKILLMAN LN	[Forghani, Shawn] [McCracken, Scott] [Jax, Nicholas]
2017-04-09T01:03:21	Sonoma County Sheriff's Office	SD170990016	SD170409006	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[McCracken, Scott] [Negri, Daniel]
2017-04-09T20:15:34	Sonoma County Sheriff's Office	SD170990133	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	McCracken, Scott
2017-04-10T04:56:02	Sonoma County Sheriff's Office	SD171000022	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2017-09-26T11:58:19	Sonoma County Sheriff's Office	SD172690082	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	Seibold, Eric
2017-09-28T09:44:57	Sonoma County Sheriff's Office	SD172710057	SD170928009		1733 SKILLMAN LN	[McBeth, Codey] [Fomasi, John] [Clark, Andrew]
2017-10-05T15:13:15	Sonoma County Sheriff's Office	SD172780109	No Case Assigned	DISTURBANCE	1733 SKILLMAN LN	Clark, Andrew
2017-10-05T23:18:28	Sonoma County Sheriff's Office	SD172780196	SD171006001	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Edney, David] [McCready, Cody]
2017-10-06T01:58:27	Sonoma County Sheriff's Office	SD172790017	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	McCready, Cody
2017-10-06T09:47:51	Sonoma County Sheriff's Office	SD172790058	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Clark, Andrew
2017-10-06T10:30:05	Sonoma County Sheriff's Office	SD172790065	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Clark, Andrew
2017-10-06T11:21:15	Sonoma County Sheriff's Office	SD172790076	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Clark, Andrew
2017-10-06T12:09:13	Sonoma County Sheriff's Office	SD172790088	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Clark, Andrew
2017-11-23T22:13:56	Sonoma County Sheriff's Office	SD173270134	SD171123016	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Jax, Nicholas
2017-11-26T15:20:53	Sonoma County Sheriff's Office	SD173300109	SD171126015		1733 SKILLMAN LN	McGoon, Kevin
2017-11-27T12:49:20	Sonoma County Sheriff's Office	SD173310079	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Fomasi, John
2017-11-28T19:52:52	Sonoma County Sheriff's Office	SD173320147	SD171128015	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[LIBEU, NATHANIEL] [Miller, Nicholas]
2017-11-28T22:25:56	Sonoma County Sheriff's Office	SD173320165	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	LIBEU, NATHANIEL
2017-12-12T15:25:08	Sonoma County Sheriff's Office	SD173460127	No Case Assigned		1733 SKILLMAN LN	[Galovich, Thomas] [Jones, Brandon] [Fomasi, John]
2018-01-13T09:59:45	Sonoma County Sheriff's Office	SD180130054	No Case Assigned	TELEPHONE	1733 SKILLMAN LN	Brinkman, Taylor
2018-01-27T09:35:33	Sonoma County Sheriff's Office	SD180270054	No Case Assigned		1733 SKILLMAN LN	[Taylor, Rowan] [Schindel, Heidi]
2018-01-27T11:59:20	Sonoma County Sheriff's Office	SD180270081	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Schindel, Heidi
2018-01-27T13:45:01	Sonoma County Sheriff's Office	SD180270095	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Schindel, Heidi
2018-01-27T14:24:20	Sonoma County Sheriff's Office	SD180270099	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	[Schindel, Heidi] [Taylor, Rowan]

2018-02-05T20:53:21	Sonoma County Sheriff's Office	SD180360201	SD180205026	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Keller, Francine
2018-02-07T09:38:34	Sonoma County Sheriff's Office	SD180380050	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Fomasi, John
2018-02-19T14:24:33	Sonoma County Sheriff's Office	SD180500087	No Case Assigned		1733 SKILLMAN LN	[Galovich, Thomas] [Fomasi, John]
2018-04-13T20:18:19	Sonoma County Sheriff's Office	SD181030156	SD180413024		1733 SKILLMAN LN	Villeggiante, Tyler
2018-05-01T17:50:58	Sonoma County Sheriff's Office	SD181210183	SD180501032	DISTURBANCE	1733 SKILLMAN LN	[Holton, Marcus] [Gelhaus, Erick]
2018-05-01T21:12:41	Sonoma County Sheriff's Office	SD181210219	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Holton, Marcus
2018-05-01T21:14:11	Sonoma County Sheriff's Office	SD181210220	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
						[Carlson, Matthew / Newman, John] [Dunlap, Richard] [Keller, Francine] [Burriss, Kelly]
2018-08-04T09:25:24	Sonoma County Sheriff's Office	SD182160055	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	
2018-08-05T18:16:34	Sonoma County Sheriff's Office	SD182170201	No Case Assigned		1733 SKILLMAN LN	
2018-08-06T18:17:36	Sonoma County Sheriff's Office	SD182180159	No Case Assigned	DISTURBANCE REPORT	1733 SKILLMAN LN	Jax, Nicholas
2018-08-23T10:24:31	Sonoma County Sheriff's Office	SD182350077	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Galovich, Thomas] [KOEPEL, TRAVIS]
2018-10-22T08:52:56	Sonoma County Sheriff's Office	SD182950037	SD181022003		1733 SKILLMAN LN	[Galovich, Thomas] [KOEPEL, TRAVIS]
2018-10-30T19:29:38	Sonoma County Sheriff's Office	SD183030199	SD181030018		1733 SKILLMAN LN	[DeMarta, Ryan] [Myers, Joseph] [Forghani, Shawn] [Hunt, Aaron] [Jax, Nicholas]
2018-12-17T22:36:47	Sonoma County Sheriff's Office	SD183510178	No Case Assigned	DISTURBANCE	1733 SKILLMAN LN	[Villeggiante, Tyler] [Shiperly, James]
2019-01-04T22:12:51	Sonoma County Sheriff's Office	SD190040197	SD190104020		1733 SKILLMAN LN	[Galovich, Thomas] [KOEPEL, TRAVIS]
2019-01-14T13:46:04	Sonoma County Sheriff's Office	SD190140086	SD190114013		1733 SKILLMAN LN	
2019-04-15T15:43:32	Sonoma County Sheriff's Office	SD191050102	No Case Assigned	DISTURBANCE REPORT	1733 SKILLMAN LN	Fomasi, John
2019-04-25T17:33:16	Sonoma County Sheriff's Office	SD191150165	SD190425030	CHECK THE WELFARE	1733 SKILLMAN LN	[Forghani, Shawn] [Gelhaus, Erick]
2019-04-26T00:05:47	Sonoma County Sheriff's Office	SD191160001	No Case Assigned	ATTEMPT TO CONTACT	1733 SKILLMAN LN	Puleo, Jordan
2019-05-02T12:44:19	Sonoma County Sheriff's Office	SD191220076	No Case Assigned		1733 SKILLMAN LN	[Galovich, Thomas] [KOEPEL, TRAVIS]
2019-05-09T16:16:05	Sonoma County Sheriff's Office	SD191290130	No Case Assigned	BATTERY REPORT	1733 SKILLMAN LN	
2019-05-25T20:59:31	Sonoma County Sheriff's Office	SD191450164	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Villeggiante, Tyler] [Edney, David]
2019-07-01T16:14:47	Sonoma County Sheriff's Office	SD191820122	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	
2019-07-12T14:16:14	Sonoma County Sheriff's Office	SD191930098	SD190712017		1733 SKILLMAN LN	Villeggiante, Tyler
2019-07-21T18:07:35	Sonoma County Sheriff's Office	SD192020136	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Villeggiante, Tyler
2019-07-21T19:13:21	Sonoma County Sheriff's Office	SD192020151	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2019-07-21T22:13:29	Sonoma County Sheriff's Office	SD192020170	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Villeggiante, Tyler
2019-07-26T19:22:24	Sonoma County Sheriff's Office	SD192070133	SD190726015	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Villeggiante, Tyler
2019-07-27T16:12:17	Sonoma County Sheriff's Office	SD192080095	SD190727009		1733 SKILLMAN LN	[Brazis, Phil] [Villeggiante, Tyler] [Solorzano, Luke]
2019-07-29T15:01:58	Sonoma County Sheriff's Office	SD192100118	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Galovich, Thomas] [Crachiola, Jacky]

2019-08-26T17:15:01	Sonoma County Sheriff's Office	SD192380122	SD190826017	[REDACTED]	1733 SKILLMAN LN	[Gelhaus, Erick] [Vega, Jose] [Rountree, Tim] [Fomasi, John] [Tuaua, Daniel]
2019-09-30T15:03:14	Sonoma County Sheriff's Office	SD192730115	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	Holton, Marcus
2019-10-01T17:34:35	Sonoma County Sheriff's Office	SD192740153	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Dillion, Robert] [Holton, Marcus]
2019-10-14T13:10:27	Sonoma County Sheriff's Office	SD192870072	SD191014013	VANDALISM JUST OCCURRED	1733 SKILLMAN LN	[Foiles, Ryan] [Dillion, Robert] [Houser, Jeremy] [Schmidt, Fred]
2019-10-15T15:16:02	Sonoma County Sheriff's Office	SD192880115	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	[Goforth, Kalvin / Hunter, Mark] [Cooper, Joshua]
2019-10-17T16:22:25	Sonoma County Sheriff's Office	SD192900131	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	Holton, Marcus
2019-10-17T17:35:33	Sonoma County Sheriff's Office	SD192900150	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	
2019-10-19T15:35:41	Sonoma County Sheriff's Office	SD192920101	SD191019008	[REDACTED]	1733 SKILLMAN LN	[McKinnon, Scott] [Brazis, Phil]
2019-10-27T18:48:05	Sonoma County Sheriff's Office	SD193000271	SD191027005	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Martinez Ordaz, Veronica
2019-10-27T22:59:06	Sonoma County Sheriff's Office	SD193000333	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Martinez Ordaz, Veronica
2019-11-27T17:59:22	Sonoma County Sheriff's Office	SD193310137	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Fomasi, John] [Forghani, Shawn]
2019-12-27T17:50:06	Sonoma County Sheriff's Office	SD193610129	No Case Assigned	FOUND PROPERTY	1733 SKILLMAN LN	Villeggiante, Tyler
2020-01-05T14:06:43	Sonoma County Sheriff's Office	SD200050075	SD200105015	[REDACTED]	1733 SKILLMAN LN	[Geddes, Zachary] [McGoon, Kevin]
2020-02-25T19:18:52	Sonoma County Sheriff's Office	SD200560176	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	Holton, Marcus
2020-02-25T21:29:49	Sonoma County Sheriff's Office	SD200560193	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2020-03-03T23:34:26	Sonoma County Sheriff's Office	SD200630215	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Jax, Nicholas] [Smith, Kyle]
2020-03-04T21:08:06	Sonoma County Sheriff's Office	SD200640174	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Fomasi, John] [Holton, Marcus]
2020-03-05T09:07:54	Sonoma County Sheriff's Office	SD200650047	SD200305003	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Galovich, Thomas
2020-03-05T21:22:03	Sonoma County Sheriff's Office	SD200650194	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2020-03-06T08:08:54	Sonoma County Sheriff's Office	SD200660042	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Geddes, Zachary] [Ricks, Joseph]
2020-03-22T21:50:34	Sonoma County Sheriff's Office	SD200820103	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Ritz, Justin] [Briggs, Garrett]
2020-03-24T19:49:43	Sonoma County Sheriff's Office	SD200840121	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Fomasi, John [Villeggiante, Tyler] [Keller, Francine] [Geddes, Zachary]
2020-03-28T15:15:17	Sonoma County Sheriff's Office	SD200880057	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Keller, Francine] [Burriss, Kelly]
2020-04-04T09:31:26	Sonoma County Sheriff's Office	SD200950036	SD200404008	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	
2020-04-04T14:07:49	Sonoma County Sheriff's Office	SD200950079	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2020-04-07T20:18:40	Sonoma County Sheriff's Office	SD200980165	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Fomasi, John
2020-05-12T19:07:08	Sonoma County Sheriff's Office	SD201330125	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Fomasi, John
2020-07-10T12:03:07	Sonoma County Sheriff's Office	SD201920078	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Thez, Kenneth] [Geddes, Zachary]
2020-07-17T16:03:00	Sonoma County Sheriff's Office	SD201990104	No Case Assigned	SECURITY CHECK	1733 SKILLMAN LN	[Miale, Cayla / Miale, Cayla] [Geddes, Zachary] [Villeggiante, Tyler]
2020-07-28T12:59:45	Sonoma County Sheriff's Office	SD202100090	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Houser, Jeremy] [Galovich, Thomas]

2020-09-08T17:01:55	Sonoma County Sheriff's Office	SD202520155	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	McCracken, Scott
2020-09-09T15:15:31	Sonoma County Sheriff's Office	SD202530120	No Case Assigned	DISTURBANCE	1733 SKILLMAN LN	[Galovich, Thomas] [Houser, Jeremy]
2020-09-14T20:41:37	Sonoma County Sheriff's Office	SD202580126	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Holton, Marcus] [Castro, Rosendo]
2020-09-18T20:40:40	Sonoma County Sheriff's Office	SD202620167	SD200918020	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Malatesta, Lucas
2020-09-18T23:22:57	Sonoma County Sheriff's Office	SD202620196	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Malatesta, Lucas
2020-09-19T08:53:24	Sonoma County Sheriff's Office	SD202630040	No Case Assigned	TELEPHONE	1733 SKILLMAN LN	Geddes, Zachary
2020-09-23T12:26:05	Sonoma County Sheriff's Office	SD202670076	No Case Assigned	CIVIL SERVICE	1733 SKILLMAN LN	Ryan, Jim
2020-09-23T12:41:41	Sonoma County Sheriff's Office	SD202670079	No Case Assigned		1733 SKILLMAN LN	[Galovich, Thomas] [Seda, Josh]
2020-10-06T17:01:22	Sonoma County Sheriff's Office	SD202800134	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	Edney, David
2020-10-14T12:41:55	Sonoma County Sheriff's Office	SD202880077	SD201014014	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	Castro, Rosendo
2020-10-14T16:15:16	Sonoma County Sheriff's Office	SD202880118	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Castro, Rosendo
2020-10-24T17:55:47	Sonoma County Sheriff's Office	SD202980146	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	Pfingsten, Dylan
2020-10-25T10:59:15	Sonoma County Sheriff's Office	SD202990043	No Case Assigned		1733 SKILLMAN LN	[Geddes, Zachary] [McGoon, Kevin]
2020-11-06T13:14:33	Sonoma County Sheriff's Office	SD203110115	No Case Assigned	BATTERY JUST OCCURRED	1733 SKILLMAN LN	[Glosser, Daniel] [Minaglia, George]
2020-11-16T16:51:05	Sonoma County Sheriff's Office	SD203210118	SD201116016		1733 SKILLMAN LN	[Fomasi, John] [Capron, David]
2020-11-18T09:48:59	Sonoma County Sheriff's Office	SD203230053	No Case Assigned	CIVIL SERVICE	1733 SKILLMAN LN	Ryan, Jim
2020-12-11T16:21:42	Sonoma County Sheriff's Office	SD203460089	No Case Assigned		1733 SKILLMAN LN	
2021-01-19T09:06:24	Sonoma County Sheriff's Office	SD210190056	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Galovich, Thomas] [LITTLE, JASON] [Smith, Eric]
2021-01-25T19:58:02	Sonoma County Sheriff's Office	SD210250136	SD210125019	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Holton, Marcus] [Fomasi, John]
2021-01-26T14:06:42	Sonoma County Sheriff's Office	SD210260101	No Case Assigned		1733 SKILLMAN LN	Smith, Eric
2021-02-02T09:29:03	Sonoma County Sheriff's Office	SD210330052	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Galovich, Thomas] [Smith, Eric]
2021-03-02T19:18:00	Sonoma County Sheriff's Office	SD210610127	SD210302014		1733 SKILLMAN LN	[Holton, Marcus] [Castro, Rosendo]
2021-03-17T16:38:45	Sonoma County Sheriff's Office	SD210760111	No Case Assigned		1733 SKILLMAN LN	Fomasi, John
2021-03-20T16:57:08	Sonoma County Sheriff's Office	SD210790100	SD210320013		1733 SKILLMAN LN	[Jucutan, Jeremy] [Clayton, Justin] [Pfingsten, Dylan] [Malatesta, Lucas]
2021-03-27T19:56:33	Sonoma County Sheriff's Office	SD210860135	No Case Assigned	SECURITY CHECK	1733 SKILLMAN LN	Malatesta, Lucas
2021-03-27T21:26:20	Sonoma County Sheriff's Office	SD210860147	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Malatesta, Lucas
2021-04-03T22:37:49	Sonoma County Sheriff's Office	SD210930155	SD210403013		1733 SKILLMAN LN	[Jucutan, Jeremy] [Miale, Cayla]
2021-04-07T17:00:17	Sonoma County Sheriff's Office	SD210970114	SD210407010		1733 SKILLMAN LN	[Holton, Marcus] [Fomasi, John] [GALOVICH, TOM] [Brinkman, Taylor]
2021-04-21T10:15:21	Sonoma County Sheriff's Office	SD211110045	No Case Assigned		1733 SKILLMAN LN	Brinkman, Taylor
2021-04-21T11:38:18	Sonoma County Sheriff's Office	SD211110068	No Case Assigned	SECURITY CHECK	1733 SKILLMAN LN	GALOVICH, TOM
2021-04-21T13:43:52	Sonoma County Sheriff's Office	SD211110086	No Case Assigned		1733 SKILLMAN LN	[Glosser, Daniel] [Foiles, Ryan]
2021-05-01T14:50:55	Sonoma County Sheriff's Office	SD211210103	SD210501008		1733 SKILLMAN LN	

2021-05-08T09:02:38	Sonoma County Sheriff's Office	SD211280034	SD210508004	[REDACTED]	1733 SKILLMAN LN	[Minaglia, George] [Foiles, Ryan]
2021-05-31T11:39:01	Sonoma County Sheriff's Office	SD211510064	SD210531010	[REDACTED]	1733 SKILLMAN LN	Smith, Eric
2021-05-31T14:06:24	Sonoma County Sheriff's Office	SD211510097	No Case Assigned	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	
2021-06-20T15:13:02	Sonoma County Sheriff's Office	SD211710112	SD210620011	CHECK THE WELFARE	1733 SKILLMAN LN	[Jucutan, Jeremy] [Glosser, Daniel]
2021-07-05T12:44:29	Sonoma County Sheriff's Office	SD211860077	No Case Assigned	DISTURBANCE	1733 SKILLMAN LN	[GALOVICH, TOM] [Smith, Eric]
2021-07-18T17:58:27	Sonoma County Sheriff's Office	SD211990125	SD210718016	[REDACTED]	1733 SKILLMAN LN	[Mahoney, William] [Allison, Michael]
2021-07-23T21:12:26	Sonoma County Sheriff's Office	SD212040174	SD210723023	FIGHT	1733 SKILLMAN LN	[Jucutan, Jeremy] [Miale, Cayla] [Malatesta, Lucas]
2021-07-31T10:19:50	Sonoma County Sheriff's Office	SD212120047	SD210731003	[REDACTED]	1733 SKILLMAN LN	[GALOVICH, TOM] [Foiles, Ryan]
2021-09-03T13:58:59	Sonoma County Sheriff's Office	SD212460083	SD210903009	CHECK THE WELFARE	1733 SKILLMAN LN	Pierre, Mike
2021-09-06T09:04:13	Sonoma County Sheriff's Office	SD212490036	SD210906002	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[GALOVICH, TOM] [Jax, Nicholas]
2021-09-06T22:29:37	Sonoma County Sheriff's Office	SD212490138	SD210906018	FOLLOW UP / INVESTIGATE	1733 SKILLMAN LN	Capron, David
2021-09-20T18:20:24	Sonoma County Sheriff's Office	SD212630141	No Case Assigned	[REDACTED]	1733 SKILLMAN LN	[Crivello, Anthony] [Miller, Nicholas]
2021-09-25T15:49:30	Sonoma County Sheriff's Office	SD212680111	No Case Assigned	CHECK THE WELFARE	1733 SKILLMAN LN	[Williams, Kensell] [Doherty, Trevor]
2021-09-26T20:19:23	Sonoma County Sheriff's Office	SD212690123	No Case Assigned	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Miale, Cayla] [Miller, Nicholas] [Camarena, Sam]
2021-10-03T10:23:53	Sonoma County Sheriff's Office	SD212760042	SD211003004	MISSING PERSON AT RISK RPT	1733 SKILLMAN LN	[Glosser, Daniel] [Foiles, Ryan]
2021-10-07T18:42:21	Sonoma County Sheriff's Office	SD212800108	SD211007009	[REDACTED]	1733 SKILLMAN LN	[Jucutan, Jeremy] [Miale, Cayla] [Camarena, Sam] [Vega, Jose]
2021-10-07T20:01:50	Sonoma County Sheriff's Office	SD212800114	SD211007012	CHECK THE WELFARE	1733 SKILLMAN LN	[Campos, Hector] [Miale, Cayla] [Dunlap, Richard] [Camarena, Sam]

Event Date	Reporting Agency	Call Number	Case Number	Situation Reported	Location	Responders
2019-05-19T18:44:10	Sonoma County Sheriff's Office	SD191390122	No Case Assigned	DISTURBANCE REPORT	1743 SKILLMAN LN	Seda, Josh

CALLS FOR SERVICE TO 1733 SKILLMAN LN 10/07/2021-01/21/2022

Event #	Report #	Nature Code	Date	Address	City
SD212800108	SD211007009		10/7/2021 6:42:21 PM	1733 SKILLMAN LN	Petaluma
SD212800114	SD211007012	CHECK THE WELFARE	10/7/2021 8:01:50 PM	1733 SKILLMAN LN	Petaluma
SD212870070		MISSING PERSON AT RISK RPT	10/14/2021 2:18:41 PM	1733 SKILLMAN LN	Petaluma
SD212870085	SD211014012	DISTURBANCE	10/14/2021 3:30:27 PM	1733 SKILLMAN LN	Petaluma
SD212900141	SD211018001	MISSING PERSON AT RISK RPT	10/17/2021 11:36:03 PM	1733 SKILLMAN LN	Petaluma
SD212910021		FOLLOW UP / INVESTIGATE	10/18/2021 6:02:24 AM	1733 SKILLMAN LN	Petaluma
SD212910116		TELEPHONE	10/18/2021 7:12:05 PM	1733 SKILLMAN LN	Petaluma
SD212910151		FOLLOW UP / INVESTIGATE	10/18/2021 10:13:36 PM	1733 SKILLMAN LN	Petaluma
SD212910156		FOLLOW UP / INVESTIGATE	10/18/2021 10:54:10 PM	1733 SKILLMAN LN	Petaluma
SD212920007		FOLLOW UP / INVESTIGATE	10/19/2021 12:40:03 AM	1733 SKILLMAN LN	Petaluma
SD213000085		CHECK THE WELFARE	10/27/2021 1:41:34 PM	1733 SKILLMAN LN	Petaluma
SD213000096	SD211027009	CHECK THE WELFARE	10/27/2021 2:32:11 PM	1733 SKILLMAN LN	Petaluma
SD213000114		FOLLOW UP / INVESTIGATE	10/27/2021 3:49:07 PM	1733 SKILLMAN LN	Petaluma
SD213000122		FOLLOW UP / INVESTIGATE	10/27/2021 4:22:36 PM	1733 SKILLMAN LN	Petaluma
SD213070179	SD211103037		11/3/2021 9:24:28 PM	1733 SKILLMAN LN	Petaluma
SD213120057	SD211108010		11/8/2021 11:43:38 AM	1733 SKILLMAN LN	Petaluma
SD213160073		MISSING PERSON AT RISK RPT	11/12/2021 2:34:46 PM	1733 SKILLMAN LN	Petaluma
SD213160079	SD211112011	FOLLOW UP / INVESTIGATE	11/12/2021 3:31:54 PM	1733 SKILLMAN LN	Petaluma
SD213160117		FOLLOW UP / INVESTIGATE	11/12/2021 6:43:24 PM	1733 SKILLMAN LN	Petaluma
SD213160118		FOLLOW UP / INVESTIGATE	11/12/2021 7:04:34 PM	1733 SKILLMAN LN	Petaluma
SD213200139	SD211116019	SUICIDE THREATS	11/16/2021 8:40:11 PM	1733 SKILLMAN LN	Petaluma
SD213230066			11/19/2021 2:23:17 PM	1733 SKILLMAN LN	Petaluma
SD213430122		DISTURBANCE	12/9/2021 5:40:46 PM	1733 SKILLMAN LN	Petaluma
SD213430135			12/9/2021 7:17:58 PM	1733 SKILLMAN LN	Petaluma
SD213630052	SD211229007	SUICIDE THREATS	12/29/2021 10:46:30 AM	1733 SKILLMAN LN	Petaluma
SD220120113		CHECK THE WELFARE	1/12/2022 4:32:43 PM	1733 SKILLMAN LN	Petaluma

From: [Maureen McNiff](#)
To: [PlanningAgency](#); [Joshua Miranda](#); [Scott Orr](#); [David Rabbitt](#); [Tennis Wick](#)
Subject: Muir Wood Project Request UPE20-0008 - Letters for Public Comment, February 10, 2022 BZA Meeting
Date: Sunday, January 30, 2022 3:02:27 PM
Attachments: [Muir Wood Letter February 10 2022 Maureen and Joseph McNiff.pdf](#)
[Muir Wood Letter February 10 2022 Ann Dewi Mooney.pdf](#)

EXTERNAL

Dear Board of Zoning Adjustments Commissioners,

As we will likely be unable to participate in the Zoom meeting, please consider the attached two letters our public comment for the February 10, 2022 BZA meeting.

The Sonoma County Permit Sonoma file number for this current project request is UPE20-0008.

We are neighbors who strongly oppose the project expansion request for the Muir Wood residential treatment center on Skillman Lane in Petaluma.

Maureen McNiff
Joseph McNiff
Ann Dewi Mooney
Justin McNiff
1810 Skillman Lane, Petaluma

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From: [Brad Serwin](#)
To: [Tennis Wick](#); [Hannah Spencer](#); [Scott Orr](#); [Joshua Miranda](#); [Alexandria Sullivan](#); [PlanningAgency](#); [David Rabbitt](#); senator.mcquire@senate.ca.gov
Subject: Letter in Opposition to Muir Woods Expansion on Skillman Lane - UPE20-0008
Date: Monday, January 31, 2022 7:44:51 PM

EXTERNAL

Dear Board of Zoning Adjustments Commissioners,

We oppose the Muir Wood residential treatment center request to expand its facility for the third time on Skillman Lane in Petaluma, and ask the BZA to deny the expansion and revoke the existing use permits for Muir Wood.

The Sonoma County Permit Sonoma file number for this current project request is UPE20-0008.

We understand the staff report recommends approval if the project is **“found to be compatible with the health, safety and welfare of the neighborhood.”**

We also understand from correspondence with your planning staff that all use permits include a standard condition that **“requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance.”**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state “the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.**”

There is no question the facility has been detrimental to the health, safety, peace, comfort and general welfare of those that live within the vicinity. Other neighbors will be addressing the issues of excessive noise (including screaming and profane language), excessive lights, traffic, water usage that impacts the neighborhood aquifer, and our decreased property value.

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff’s Department responded to calls for 22 runaways who fled the premises, which is nearly one a month!

In the November 4, 2020 proposal statement from Muir Wood’s land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: “Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families.”

The Sonoma County Sheriff’s Department has provided a call-out log from 2014 through

January, 2022 for 1733 and 1743 Skillman Lane. **Please note they are essentially operated as one treatment center, sharing a driveway, perimeter fence and address numbers are posted side-by-side on the fence.**

The log indicates there have been **50 runaways, 14 calls for battery, disturbances and fights, plus three calls for vandalism.** In addition, there have been **51 call-outs for redacted incidents,** and we're told by Sheriff's Dept. staffers those would likely involve mental health or abuse incidents among the teenagers.

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia.** The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism.**

While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of **our health, safety, peace, comfort and general welfare, as well as an obvious nuisance,** to have a large, and expanding, group home so close to our property.

We are also opposed to the expansion from the original 6 residents to 20 residents (plus approximately 20 staff on site daily) because of its significant environmental impact related to water consumption and septic needs. Several neighbors of Muir Wood who share its aquifer have had their wells go dry, and our property also draws from that aquifer. It is imperative the county review the required septic monitoring records and any well consumption data and its environmental impact on those using the aquifer.

We urge the BZA to deny this permit request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane. Specifically, we also ask for Condition #40 of UPE14-0018 to be invoked to revoke the Muir Wood 2014 expansion.

Brad and Lisa Serwin
312 Fair Ave., Petaluma CA 94952

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Brad Serwin
Mobile (707) 266-4564
Bserwin3@gmail.com

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From: [Janet Parmer](#)
To: [PlanningAgency](#)
Subject: Letter attached for 2/10/2022 BZA meeting- #UPE20-0008
Date: Monday, January 31, 2022 3:05:47 PM
Attachments: [Feb2022MuirWoodletter.docx](#)

EXTERNAL

To Whom it May Concern,
Please share the attached letter with the BZA members in advance of the Feb. 10, 2022 meeting.
Please confirm you've received this letter and have distributed it.
Thank you,
Janet Parmer
Rick Parmer
jhparmer@comcast.net
rrparmer@comcast.net

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From: [Jenn Scott](#)
To: [Joshua Miranda](#)
Subject: Muir Wood Testimonial from a parent
Date: Tuesday, February 1, 2022 8:06:26 PM

EXTERNAL

Hello Joshua,

I am writing in response to an email from Brad Waldo in order to share my story about my son's treatment at Muir Wood.

I am the parent of a 17-year-old boy who spent almost 60 days in Muri Wood this past fall. The day before he was admitted, I found him almost dead of a fentanyl overdose on the floor of his bedroom.

After reviving my son with Narcan, we spent the rest of the night in the emergency room where they could not find any way to admit him to a treatment program even though he had almost died 6 hours earlier. This is how things are in WA. We had been trying to get him into treatment for months. Though unwilling to do rehab, he had been through two prior periods during which he was desperate for medical help to detox from street Fentanyl, one of the strongest, if not the strongest, drug in the world. Last July, I spent 6 hours convincing him to admit himself to an ER for help with detox in Seattle. After 4 hours, we were sent home with nothing more than a couple of names scrawled on a post-it note. The emergency personnel we had engaged with knew he was addicted to Fentanyl. They had to have known they were sending him home with only one option - to continue to use it. The only detox service that would take a person under the age of 18 was almost an hour away and primarily served adults experiencing homelessness. I spent over 45 hours researching facilities that would be covered by our Blue Cross insurance in WA and OR states. Even with the help of a Regence care manager, there were few places that were well-regarded and did not feel "scary" to my son and to my husband and I.

My son's addiction had led him afoul of the law and left our family in crisis. Even with his court involvement and even though I have a masters degree in healthcare administration and 30 years of experience working in healthcare organizations and hospitals, it felt impossible to get help for my son. My family was truly in a place of desperation.

My son had been resistant to residential treatment in part because he had heard horror stories from his friends who went to facilities in WA state, where we live. I learned about Muir Wood from a community organization I had recently joined. When I called them up, right away I knew things were different. Muir Wood made it so easy to get my son cleared for admission. And when we needed to get his admission moved up by a week because he had almost died of an overdose, they got him in the very next day. I was so reassured by the professionalism of the people I spoke to on the phone and to finally read positive reviews about a treatment facility online. From that point on, we were beyond impressed with every aspect of Muir Wood. Though my son still has a long road ahead of him, he has improved so much since going to Muir Wood. He learned a lot there and it gave him a foundation for sobriety that is priceless. Beyond that, Muir Wood offered my husband and I about 5 hours of parent coaching and support every week and continues to provide this support for us as alumni parents at no charge. We are much better parents as a result of what we learned and continue to learn from Muir Wood. We have so much more resilience to face the challenges that continue as parents of someone with addiction.

I wish that we hadn't needed to get to such a desperate "rock bottom" place to get help for our son. I wish that we didn't have to travel out of state for care. But I am so thankful that Muir Wood existed for us and for all of the families who need this care for their sons. Being the parent of a child with addiction issues and mental health concerns is one of the hardest positions to be in and very isolating and lonely. There is a lot of judgement and that makes it hard to share what you are experiencing. It can make it hard to get help for your children. Compounding this horrible disease is the stigma still associated with it. and the paucity of high quality treatment facilities for adolescents. Muir Wood is a shining gem and I have no doubt that they saved my son and our family. We need many more Muir Woods throughout the West Coast. Expanding the number of beds for boys at Muir Wood is critical. As we enter our third spring of the pandemic, the mental health and addiction crisis among teens continues to worsen. There are simply not enough facilities and beds within those facilities to fill the gaping need. Please

expand Muir Woods' reach so that they can help as many youth as possible. They are doing the hard work to give these kids a second chance at life.

Sincerely,
Jennifer Scott, MHA
206-786-4426
Seattle, WA

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February 2, 2022

Dear Board of Zoning Adjustments Commissioners, Mr. Tennis Wick, Mr. Scott Orr and Supervisor David Rabbitt,

Please consider this letter our public comment for the Feb. 10, 2022 BZA meeting since we may not be able to participate in that Zoom meeting.

We are strongly opposed to the Muir Wood residential treatment center request to expand its facility for the third time on Skillman Lane in Petaluma. The Sonoma County Permit Sonoma file number for this current project request is UPE20-0008.

We also ask that Condition #40 of UPE14-0018 be invoked to revoke the Muir Wood 2014 expansion.

Our primary reasons for opposition are related to safety and security, as well as the impact a large facility with 20 residents and approximately 20 staff on site daily has on the neighborhood aquifer.

We live around the corner from the treatment center on Fair Avenue, and twice in the last few years have had runaway boys come onto our property. In both instances, Sonoma County sheriff's deputies searched for the boys on our property and apprehended and removed them. These were frightening experiences, especially when it occurred a second time in 2020.

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff's Department responded to calls for 22 runaways who fled the premises, which is nearly one a month!

The Sonoma County Sheriff's Department provided us with its call-out log from 2014 through January, 2022 for 1733 and 1743 Skillman Lane. **Please note they are essentially operated as one treatment center, sharing a driveway, perimeter fence, and address numbers are posted side-by-side on the fence.**

The log indicates there have been **50 runaways, 14 calls for battery, disturbances and fights, plus three calls for vandalism.** In addition, there have been **51 call-outs for redacted incidents**, and we're told by Sheriff's Dept. staffers those would likely involve mental health or abuse incidents among the teenagers.

We understand the staff report recommends approval if the project is **"found to be compatible with the health, safety and welfare of the neighborhood."**

We also understand from correspondence with your planning staff that all use permits include a standard condition that **"requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance."**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state "the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such**

use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.

There is no question the facility has been detrimental to the health, safety, peace, comfort and general welfare of those that live within the vicinity. Other neighbors will be addressing the issues of excessive noise (including screaming and profane language), excessive lights, traffic, water usage that impacts the neighborhood aquifer, and our decreased property value.

In the November 4, 2020 proposal statement from Muir Wood's land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: "Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families."

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia**. The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism**.

While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of **our health, safety, peace, comfort and general welfare, as well as an obvious nuisance**, to have a large, and expanding, group home so close to our property. We have two young granddaughters, and the prospect of encountering another runaway teenager here is truly troubling.

We are also opposed to the expansion from the original 6 residents to 20 residents (plus approximately 20 staff on site daily) because of its significant environmental impact related to water consumption and septic needs. Several neighbors of Muir Wood who share its aquifer have had their wells go dry, and our property also draws from that aquifer. It is imperative the county review the required septic monitoring records and any well consumption data and its environmental impact on those using the aquifer.

We urge the BZA to deny this expansion request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane.

Respectfully,

Rick Parmer
Janet Parmer
217 Fair Avenue
Petaluma, CA. 94952

rrparmer@comcast.net
jhparmer@comcast.net

707-480-2802
707-364-4666

February 3, 2022

Re: Sonoma County Permit Sonoma file: UPE20-0008
Muir Wood Residential Treatment Center Request for Expansion

Dear Board of Zoning Adjustments Commissioners:

We oppose the Muir Wood residential treatment center request to expand its Skillman Lane, Petaluma facility for the third time, and ask the BZA to deny the expansion and revoke the existing use permits for Muir Wood.

We have a number of concerns with the proposed expansion and will start with the impact to our local aquifer. We follow the County-required, twice-yearly, septic self-reporting process and know that these reports include calculated daily water usage data. In June of 2021, when we first learned of the most recent of Muir Wood's planned expansions, we sent an e-mail (dated June 8, 2021) to Scott Sowle, Founder and CEO of Muir Wood, requesting the septic reports for both parcels of the facility.

On June 23, 2021, we, along with a number of our neighbors, met with Mr. Sowle at Muir Wood. We again requested the septic reports. Mr. Sowle told us we would be provided this information. We were not. **We have attempted to secure this information through Muir Wood multiple times and have yet to receive the requested information.**

We have lived in our home since January 2000 and had never experienced any issues with our water supply. However, in August of 2021, our well ran dry. This required us to drop the pump deeper in our well to reestablish the water supply to our home. We are in a drought situation so ANY additional water consumption – let alone adding to the existing 16 residents **plus** overnight staff **plus** daily staff **plus** visitors, is a huge concern, **and a risk that can be avoided** by your not approving this expansion.

We reviewed Appendix A of Sonoma County's "Default Water Use Guidelines", dated 1/7/2020 and found here:

<https://sonomacounty.ca.gov/PRMD/Policies-and-Procedures/8-2-1-Water-Supply-Use-and-Conservation-Assessment-Guidelines/>

As set out in Appendix A, guidance is that a "residence", not counting landscape, target a usage rate of .2 acre feet/year. This works out to 178.55 gallons per day. Counting only the existing 16 residents, this is 29.76 gallons per person per day. Adding another 4 residents, as the expansion is requesting, means a daily per-person usage of 17.86 gallons. (I can tell you that my wife and I struggled to get to ~25 gallons per person per day.) And again, this doesn't include water used for landscape, any overnight/day staff or visitors. This many individuals in one residence puts unnecessary demands on an already at-risk water supply.

Add to this the required uptick in staff (guidance usage of 15 gallons per day) and I trust you can understand that we are VERY concerned that there are already too many people consuming water from an aquifer that is under stress from the current drought. **Adding more residents and staff puts our water supply and property value at unnecessary risk.**

What would we do if our local aquifer became unable to support our neighborhood's water needs? As a revenue generating entity, Muir Wood may be able to afford to truck in water, however for many of us, this wouldn't be an option.

We understand the staff report recommends approval if the project is **"found to be compatible with the health, safety and welfare of the neighborhood."**

We also understand from correspondence with your planning staff that all use permits include a standard condition that **"requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance."**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state "the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.**

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff's Department responded to calls for 22 runaways who fled the premises. This is nearly once a month that an at-risk youth has wandered unsupervised into our neighborhood. This is a grave concern.

We have spoken with neighbors who have experienced Muir Wood run-aways hiding and being apprehended on their property. As a "backyard" neighbor to the facility, we are frightened that this may happen to us. The Sherriff's reports clearly indicate Muir Wood is unable to successfully manage the safety and welfare of the current number of residents. This is a clear detriment to the safety, peace and general welfare of our neighborhood. How does adding more residents make any sense, give the current statistics? Frankly, Muir Wood's resident count should be reduced to six residents per address, for a total of 12 at the Skillman location.

Additionally, we have direct line of sight and "line of hearing" to the basketball court and ping pong area. It isn't infrequently that we hear loud, profane language. This was also brought up in our June meeting with Mr. Sowle. We were told there is always adult supervision when the residents are in this area. All we can say is, if that is true, their staff needs to be better trained to prevent this. The noise and inappropriate language are disruptive, unsettling and negatively impacts this neighborhood's ability to enjoy our homes. Yet, the noise and language continue.

Please do not overlook the fact that while 1733 and 1743 Skillman Lane are set up as separate facilities, they are essentially operated as one treatment center. They share a driveway and perimeter fence and address numbers are posted side-by-side on the fence.

The impact our neighborhood faces isn't only from the current request to "add 4 additional residents" - it's about the impact from the overall number of people at Muir Wood "Skillman Lane".

We moved to the country for privacy, peace and quiet. Muir Wood's impacts are already a negative impact to our quality of life and not in keeping with the bucolic country setting.

While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of our health, safety, peace, comfort and general welfare, as well as an obvious nuisance, to have a large, and expanding, group home so close to our property.

In summary, we are opposed to the expansion because of its significant environmental impact related to water consumption and septic needs, as well as the potential safety and sound impacts. It is imperative the County review the required septic monitoring records and any water consumption data and its environmental impact on those using the aquifer.

We urge the BZA to deny this permit request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane.

Thank you for your consideration,

Chris and Lori Baker
2406 Magnolia Avenue
Petaluma, CA 94952

Additional supporting information:

In the November 4, 2020 proposal statement from Muir Wood's land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: "Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families."

The Sonoma County Sheriff's Department has provided a call-out log from 2014 through January, 2022 for 1733 and 1743 Skillman Lane.

The log indicates there have been **50 runaways, 14 calls for battery, disturbances and fights, plus three calls for vandalism**. In addition, there have been **51 call-outs for redacted incidents**, and we're told by Sheriff's Dept. staffers those would likely involve mental health or abuse incidents among the teenagers.

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia**. The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism**.

From: [CHRIS BAKER](#)
To: [Tennis Wick](#); [Hannah Spencer](#); [Scott Orr](#); [Joshua Miranda](#); [Alexandria Sullivan](#); [PlanningAgency](#); [David Rabbitt](#)
Cc: senator.mcguire@senate.ca.gov; lbaker71@comcast.net
Subject: Request to deny Sonoma County Permit Sonoma file: UPE20-0008
Date: Thursday, February 3, 2022 5:44:02 PM
Attachments: [Request to deny Sonoma County Permit Sonoma file UPE20_0008.pdf](#)

EXTERNAL

Dear Board of Zoning Adjustments Commissioners:

We oppose the Muir Wood residential treatment center request to expand its Skillman Lane, Petaluma facility for the third time, and ask the BZA to deny the expansion and revoke the existing use permits for Muir Wood.

We have a number of concerns with the proposed expansion and will start with the impact to our local aquifer. We follow the County-required, twice-yearly, septic self-reporting process and know that these reports include calculated daily water usage data. In June of 2021, when we first learned of the most recent of Muir Wood's planned expansions, we sent an e-mail (dated June 8, 2021) to Scott Sowle, Founder and CEO of Muir Wood, requesting the septic reports for both parcels of the facility.

On June 23, 2021, we, along with a number of our neighbors, met with Mr. Sowle at Muir Wood. We again requested the septic reports. Mr. Sowle told us we would be provided this information. We were not. **We have attempted to secure this information through Muir Wood multiple times and have yet to receive the requested information.**

We have lived in our home since January 2000 and had never experienced any issues with our water supply. However, in August of 2021, our well ran dry. This required us to drop the pump deeper in our well to reestablish the water supply to our home. We are in a drought situation so ANY additional water consumption – let alone adding to the existing 16 residents **plus** overnight staff **plus** daily staff **plus** visitors, is a huge concern, **and a risk that can be avoided** by your not approving this expansion.

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landscape, any overnight/day staff or visitors. This many individuals in one residence puts unnecessary demands on an already at-risk water supply.

Add to this the required uptick in staff (guidance usage of 15 gallons per day) and I trust you can understand that we are VERY concerned that there are already too many people consuming water from an aquifer that is under stress from the current drought. **Adding more residents and staff puts our water supply and property value at unnecessary risk.**

What would we do if our local aquifer became unable to support our neighborhood's water needs? As a revenue generating entity, Muir Wood may be able to afford to truck in water, however for many of us, this wouldn't be an option.

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We also understand from correspondence with your planning staff that all use permits include a standard condition that **"requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance."**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state "the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.**

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff's Department responded to calls for 22 runaways who fled the premises. This is nearly once a month that an at-risk youth has wandered unsupervised into our neighborhood. This is a grave concern.

We have spoken with neighbors who have experienced Muir Wood run-aways hiding and being apprehended on their property. As a "backyard" neighbor to the facility, we are frightened that this may happen to us. The Sherriff's reports clearly indicate Muir Wood is unable to successfully manage the safety and welfare of the current number of residents. This is a clear detriment to the safety, peace and general welfare of our neighborhood. How does adding more residents make any sense, give the current statistics? Frankly, Muir Wood's resident count should be reduced to six residents per address, for a total of 12 at the Skillman location.

Additionally, we have direct line of sight and "line of hearing" to the basketball court and ping pong area. It isn't infrequently that we hear loud, profane language. This was also brought up in our June meeting with Mr. Sowle. We were told there is

always adult supervision when the residents are in this area. All we can say is, if that is true, their staff needs to be better trained to prevent this. The noise and inappropriate language are disruptive, unsettling and negatively impacts this neighborhood's ability to enjoy our homes. Yet, the noise and language continue.

Please do not overlook the fact that while 1733 and 1743 Skillman Lane are set up as separate facilities, they are essentially operated as one treatment center. They share a driveway and perimeter fence and address numbers are posted side-by-side on the fence.

The impact our neighborhood faces isn't only from the current request to "add 4 additional residents" - it's about the impact from the overall number of people at Muir Wood "Skillman Lane".

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While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of our health, safety, peace, comfort and general welfare, as well as an obvious nuisance, to have a large, and expanding, group home so close to our property.

In summary, we are opposed to the expansion because of its significant environmental impact related to water consumption and septic needs, as well as the potential safety and sound impacts. It is imperative the County review the required septic monitoring records and any water consumption data and its environmental impact on those using the aquifer.

We urge the BZA to deny this permit request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane.

Thank you for your consideration,

Chris and Lori Baker
2406 Magnolia Avenue
Petaluma, CA 94952

Additional supporting information:

In the November 4, 2020 proposal statement from Muir Wood's land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: "Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families."

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and fights, plus three calls for vandalism. In addition, there have been **51 call-outs for redacted incidents**, and we're told by Sheriff's Dept. staffers those would likely involve mental health or abuse incidents among the teenagers.

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia.** The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism.**

Note that a .pdf of this message is attached for your convenience.

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Objection to Use Permit Proposal to Expand UPE20-0008
Date: Thursday, February 3, 2022 5:43:07 PM

From: Rod Sugiyama <rod.sugiyama@gmail.com>
Sent: February 03, 2022 4:51 PM
To: joshua.miranda@sonoma-souny.org; PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Objection to Use Permit Proposal to Expand UPE20-0008

EXTERNAL

Hello,

I write to express my disapproval of the proposed expansion at APN 048-250-002, 1743 Skillman Lane from a "Small Residential Community Care Facility" to a "Large Residential Community Care Facility".

My reasons for disapproval of the proposed expansion are as follows:

1. It is adjacent to an existing facility operated by the same company. The other facility at 1733 Skillman Lane already received approval to increase from 6 to 10 residents. Bringing the total number of residents with this proposal to 20.
2. The combined number of residents and staff will be 30 or more during the day and so will create higher demand on wells already experiencing issues during this prolonged drought
3. According to long term neighbors, the owner said the operation was not to expand beyond 6 residents. This seems a "bait and switch" approach that makes me question the ultimate size of the combined facility.
4. Marin Creek is very close to the property adding concern about the impact of increased septic systems use to the creek habitat and downstream wells.
5. From the neighborhood meeting last month, the current facilities have had what appear to be an excessive number of sheriff's calls to the existing facilities over the past few years
6. Even the current operations are fundamentally out of character with the rural and residential nature of the area
7. Finally, given that "Sonoma County Municipal Code Sec. 26-24-240. - Residential community care" "large" facility size is 7 or more persons. There seems to be no end to how large the facilities might become.

I therefore strongly urge the board of supervisors to reject the proposed expansion .

Regards,
Rod Sugiyama

From: [matthew Sherrill](#)
To: [Joshua Miranda](#)
Cc: [Scott Orr](#)
Subject: Fwd: Muir Wood BZA, UPE20-0008, 1743 Skillman Lane, Petaluma
Date: Friday, February 04, 2022 6:20:40 PM

Joshua,

Please confirm that the email I sent below was received and included in the documents concerning this matter for the Board of Zoning. Thanks greatly.

Matt Sherrill

Begin forwarded message:

From: matthew Sherrill <matthewsherrill100@gmail.com>
Date: October 12, 2021 at 8:21:34 PM PDT
To: Joshua Miranda <joshua.miranda@sonoma-county.org>, "PlanningAgency@sonoma-county.org" <PlanningAgency@Sonoma-County.org>
Subject: Muir Wood BZA, UPE20-0008, 1743 Skillman Lane, Petaluma

Dear Joshua,

We are writing in regards to the subject BZA to express our objections to allowing this application to advance.

We reside one property to the south of this facility which is visible and within auditory range of our home. Our residence began just prior to the lot split and virtual two-fold expansion of the facility which part is subject of this BZA for the proposed increase in the occupancy level. Since moving here we've seen and heard a substantial increase in the outdoor activities of the facility to the point where visitors on occasion have asked if we are living near a school or party house.

Aside from the nighttime lights of the basketball court, the more problematic visual impacts have included an occasion where a youth sat on a tree stump near the back property line for several hours. This occasion seemed not too much after a runaway event, which we unfortunately witnessed as well. Nighttime use of the outdoor basketball court with lighting is a regular occurrence when the weather invites the activity, and typically runs well beyond the stated hours. The accompanying noise from the participants is not insignificant, and sometimes is at a level where the language used is very clear. And whereas we wholeheartedly support the beneficial outlet physical activity provides the young, and in fact

would encourage more of the same, the facility for such should be indoors, not outdoor, for all weather use and for courtesy to the surrounding neighbors.

We are also concerned with the impacts this expansion will have on our common ground water resource. We've seen an appreciable drop in the water table level over the years even prior to onset of drought conditions. Water saving offsets purportedly created by the facility are no doubt helpful, but given the part-time to full-time occupant ratio the facility requires, even though considered perhaps associated with a "low density" of upwards of twenty residents and staff, seems totally inadequate when compared to the average 2 - 3 residents per household water use in the area.

In summary, we object to the continued expansion of this residence due to the impacts to the character and resources of the otherwise rural residential neighborhood setting and hereby request the rejection of this BZA.

Sincerely,

Matt and Karen Sherrill
2402 Magnolia Ave,
Petaluma, CA 94952

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From: [Rod Sugiyama](#)
To: [Joshua Miranda](#); [David Rabbitt](#)
Subject: Objection to Use Permit Proposal to Expand, UPE20-0008
Date: Friday, February 4, 2022 10:59:01 AM

EXTERNAL

Hello,

I write to express my objection to the proposed expansion at APN 048-250-002, 1743 Skillman Lane from a "Small Residential Community Care Facility" to a "Large Residential Community Care Facility".

My reasons for disapproval of the proposed expansion are as follows:

1. It is adjacent to an existing facility operated by the same company. The other facility at 1733 Skillman Lane already received approval to increase from 6 to 10 residents. Bringing the total number of residents with this proposal to 20.
2. The combined number of residents and staff will be 30 or more during the day and so will create higher demand on wells already experiencing issues during this prolonged drought
3. According to long term neighbors, the owner said the operation was not to expand beyond 6 residents. This seems a "bait and switch" approach that makes me question the ultimate size of the combined facility.
4. Marin Creek is very close to the property adding concern about the impact of increased septic systems use to the creek habitat and downstream wells.
5. From the neighborhood meeting last month, the current facilities have had what appear to be an excessive number of sheriff's calls to the existing facilities over the past few years
6. Even the current operations are fundamentally out of character with the rural and residential nature of the area
7. Finally, given that "Sonoma County Municipal Code Sec. 26-24-240. - Residential community care" "large" facility size is 7 or more persons. There seems to be no end to how large the facilities might become.

I therefore strongly urge the board of supervisors to reject the proposed expansion.

Regards,
Rod Sugiyama

P.S. I also sent this to PlanningAgency@sonoma-county.org

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From: [stuart](#)
To: [PlanningAgency](#)
Subject: Muir Wood expansion hearing - letter of concern
Date: Friday, February 4, 2022 9:19:31 AM

EXTERNAL

To BZA Board members,

Muir Wood treatment center's application for an expansion should NOT be approved. To call its impact on our neighborhood a "nuisance" is a gross understatement. Muir Wood has proved itself to be completely irresponsible in its housing of its teenage residents.

Muir Wood treatment center has a history of stealthily moving in to an otherwise, safe and peaceful neighborhood by opening a small (as defined by the state of California) treatment facility with 6 residents. This size facility does NOT require a use permit and does NOT require a public hearing. They have opened 8 such treatment centers in and around Petaluma. Two of the treatment centers are located on 6 acres on Skillman Lane in Petaluma. The first of these was opened with 6 residents and then expanded to 10 residents. The second of these currently houses 6 residents and Muir Wood is asking to increase it to 10 residents.

The lights and noise from the popular basketball court is clearly a far-reaching problem for neighbors who can hear shouts of fuck / fuck you repeatedly coming from the basketball court. This behavior has been reported to staff at the facility with no action taken to end it. In a meeting with neighbors Mr. Sowle suggested enclosing the basketball court to eliminate the noise problem. Evidently, that was just to placate us because he has done nothing to reduce or eliminate the noise. Instead, he simply claims that he is not "breaking the law" by allowing our peace and quiet to be destroyed.

There are 49 documented runaways from the facility per the sheriff's log and, as we have recently learned, many more that have gone unreported. These runaways trespass on neighbors' properties, sometimes confronting neighbors in their attempt to escape the facility.

Muir Wood literature states:

"Residents at Muir Wood are supervised at all times and are not permitted to leave the premises at any time unless accompanied by staff or with their family".

This statement is obviously NOT true or there would not be 49 documented runaways.

Thus far, I have asked for but not received from the sheriff's office detailed information about the runaways. I have asked for a description of the types of problems that have been redacted from the sheriff's log and also details about incidents that have been labeled as a "disturbance" or as "follow up / investigate".

We deserve to know what these runaways are capable of, what their intentions might be, their state of mind, as all of these factors pose a potential threat to us and to our properties. Might they break in to an outbuilding? Steal a car if they could get away with it? Attack someone? We do not have enough information about what goes on at this facility to answer these questions.

I uncovered a more detailed description of one incident which has a boy giving tattoos to 5

other boys using a pen and a thumb tack. This is reminiscent of prison behavior, so you should be able to understand our concern.

And, finally, there is no doubt whatsoever that the existence of this facility and its record of mismanagement has significantly lowered the values of nearby properties.

To approve this 3rd expansion of Muir Wood at their Skillman location would be to reward them, symbolically and literally to the tune of an additional \$120,000 per month for 4 additional residents. They have done nothing to eliminate the problems they continue to inflict on their neighbors.

So, because of the clear degradation of our neighborhood due to the location of Muir Wood in our midst I, and my many neighbors, respectfully request that you deny their plan to expand and further, that you investigate the ongoing threat of runaways from their facility.

Simon Corwin

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From: [stuart](#)
To: [Joshua Miranda](#)
Subject: Orange County Register documents Scott Sowle's troubled Newport Academy
Date: Monday, February 07, 2022 2:33:26 PM

EXTERNAL

Orange County Register documents Scott Sowle's troubled Newport Academy
Reported in the Orange County Register Jan. 17, 2020:

Ten teen rehabs have sprouted in O.C.'s eclectic equestrian corner, Orange Park Acres Horses are startled and quiet is compromised by sirens and community's new dramas, neighbors say

Police sirens and the incidents that prompt them have become facts of life in Orange Park Acres, neighbors said, now that Newport Academy has grown to own 10 local homes for troubled teens

Since 2017, local police and sheriff departments responded to more than 200 emergency calls connected to Newport Academy addresses in Orange Park Acres. These included more than 40 reports involving "missing juveniles," or runaways; and 17 calls for minors posing a danger to themselves or others, resulting in involuntary holds, according to data from the Orange Police Department and Orange County Sheriff's Department.

Teens running away from Newport Academy homes in Orange Park Acres have been found hiding in foliage, behind garages, wandering at night in dark and dangerous streets, neighbors said. Some have appeared on front porches at the crack of dawn, beseeching neighbors to help them escape.

"You can imagine how petrified I was when my back doorbell rang at 2 a.m.," said Dave Swoish, who said he responded to rattling doors with gun in hand. "Somebody is yanking on those doors trying to get into my house."

Of the 204 emergency calls examined, more than 20 involved mental health crises, including at least three attempted suicides. There were two reports of lewd conduct involving minors, as well as reports of an assault, battery and burglaries, according to the data.

From 2009 through 2015, Newport Academy had two homes in Orange Park Acres, each housing six residents, the maximum allowed without a special permit. In 2015, Newport Academy asked the city of Orange for permission to double the number of kids allowed in one house, to 12, and add two more in the other house, to 8.

The city declined. "In a residential area, you can have a facility like that with only six people," said Leslie Roseberry, the city's planning manager, at the time. "If they were going to find another house at another location, they would be entitled to have six residents there."

That's exactly what Newport Academy did.

The state issued licenses to two more Newport Academy houses, each for six residents, in 2016. Two more were licensed in 2018 and two more, again, in 2019. Also, two more licenses are pending, according to Department of Social Services data, and Newport Academy's parent

company is in escrow on a \$2.3 million home on Woodview Circle, a deal that neighbors might challenge in court.

If all were licensed, that would bring the total number of Newport Academy homes in Orange Park Acres to 11, serving up to 66 children. At a cost of more than \$1,000 per child, per day, 11 homes could generate revenue of about \$2 million per month. A typical stay runs 60 to 90 days.

Neighbors say Newport Academy is clearly a business, and businesses aren't supposed to operate in residential neighborhoods. The company's deep pockets mean it can outbid others trying to buy homes in Orange Park Acres. They fear their community's character as well as for the children's safety.

See article here:

<http://skillmanneighbors.org/docs/Newport-Academy.html>

Simon Corwin

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From: [Gary and Lisa Carter](#)
To: [Joshua Miranda](#)
Subject: Deny Muir Woods Residential Treatment Expansion & Revoke Permit
Date: Saturday, February 05, 2022 12:08:57 PM

EXTERNAL

Dear Board of Zoning Adjustments Commissioners,

We oppose the Muir Wood residential treatment center request to expand its facility for the third time on Skillman Lane in Petaluma, and ask the BZA to deny the expansion and revoke the existing use permits for Muir Wood.

The Sonoma County Permit Sonoma file number for this current project request is UPE20-0008.

We understand the staff report recommends approval if the project is **“found to be compatible with the health, safety and welfare of the neighborhood.”**

We also understand from correspondence with your planning staff that all use permits include a standard condition that **“requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance.”**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state “the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.**

There is no question the facility has been detrimental to the health, safety, peace, comfort and general welfare of those that live within the vicinity. Other neighbors will be addressing the issues of excessive noise (including screaming and profane language), excessive lights, traffic, water usage that impacts the neighborhood aquifer, and our decreased property value.

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff’s Department responded to calls for 22 runaways who fled the premises, which is nearly one a month!

In the November 4, 2020 proposal statement from Muir Wood’s land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: “Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families.”

The Sonoma County Sheriff's Department has provided a call-out log from 2014 through January, 2022 for 1733 and 1743 Skillman Lane. **Please note they are essentially operated as one treatment center, sharing a driveway, perimeter fence and address numbers are posted side-by-side on the fence.**

The log indicates there have been **50 runaways, 14 calls for battery, disturbances and fights, plus three calls for vandalism.** In addition, there have been **51 call-outs for redacted incidents,** and we're told by Sheriff's Dept. staffers those would likely involve mental health or abuse incidents among the teenagers.

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia.** The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism.**

While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of **our health, safety, peace, comfort and general welfare, as well as an obvious nuisance,** to have a large, and expanding, group home so close to our property.

We are also opposed to the expansion from the original 6 residents to 20 residents (plus approximately 20 staff on site daily) because of its significant environmental impact related to water consumption and septic needs. Several neighbors of Muir Wood who share its aquifer have had their wells go dry, and our property also draws from that aquifer. It is imperative the county review the required septic monitoring records and any well consumption data and its environmental impact on those using the aquifer.

We urge the BZA to deny this permit request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane.

Sincerely,
Gary, Lisa, and Ryan Carter
966 Thompson Lane
Petaluma, CA 94952
619-251-0101

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Home for boy's on Skillman Ln, Petaluma
Date: Monday, February 07, 2022 8:15:59 AM

-----Original Message-----

From: (null) (null) <cport45@yahoo.com>
Sent: February 06, 2022 11:29 AM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Home for boy's on Skillman Ln, Petaluma

EXTERNAL

To Whom it may concern,

I strongly request that you do NOT allow the home to go from 6 to 10 residents. The rules of NO unaccompanied child can leave the property are not followed and the neighbors get to pay for this. If the staff is not following the requirements I don't believe the organization should be rewarded for non compliant behavior. If you lived within a close distance to this home I'm sure you would feel the same way. The neighbors were not given a choice of the home being used like this so I am asking you to not allow it to grow.

Carol Porter

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From: [Dorothy Brazil](#)
To: [Joshua Miranda](#)
Subject: Muir Wood expansion request
Date: Sunday, February 06, 2022 9:37:24 AM

EXTERNAL

Mr. Miranda:

We oppose the expansion of Muir Wood Care Facility at 1743 Skillman Ln.

- The facility is already out of character for our rural residential neighborhood. Adding more residents will increase the issues.
- The center's documents state that drought tolerant landscaping has been installed.
However, the facility has a very large grass lawn area that is watered on a regular basis, even during years of extreme drought.
- A facility with 10 residents and 11 employees operating 24 hours per day uses much more water than a typical single-family home.
- The center states that there have been no issues with noise or neighbor disturbance. This is not correct. The boys are out past the supervised time yelling and cursing.
- Many more than the allowable number of boys have been observed at the facility. Adding more residents will only exacerbate our neighborhood problems.

As life-long Petaluma residents, we want to feel safe in our neighborhood.

- Runaways, especially those with drug, alcohol, and mental-health issues, pose a great concern to us and our neighbors.

As voting, tax-paying residents of Sonoma County, we want our voice to be heard. We oppose the expansion of Muir Wood resident numbers. Not all change is good.

Robert Brazil
Dorothy Brazil

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Muir Woods Treatment Center Expansion
Date: Monday, February 07, 2022 8:16:12 AM

From: Stace Christy <stacechristyy@gmail.com>
Sent: February 06, 2022 1:54 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Muir Woods Treatment Center Expansion

EXTERNAL

Hello,

I live on Skillman lane down the road from the treatment center. I am concerned for and against the idea of an expansion, as the noise is already a disturbance to neighbors. Those of us who live around here would like to enjoy some peace and quiet away from downtown. That's hard to do when there's constant shouting and commotion echoing through our homes every day. While I can appreciate the effort to help others, I would like to see the facility stay at the current size with no expansion. I realize this may not matter to those making the decision, but I want to share how we as Skillman residents feel. Thank you for your time

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Muir Wood Treatment Facility expansion
Date: Monday, February 07, 2022 1:47:00 PM

From: Delia Frees <deliafrees@gmail.com>
Sent: February 07, 2022 1:33 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Muir Wood Treatment Facility expansion

EXTERNAL

While I applaud the mission of the Muir Wood Treatment facility, as a Skillman Lane homeowner and resident I'm very concerned that an expansion of the facility will overtax the aquifer we all depend upon in this area. Please keep this in mind when making your determination. Thank you.

Delia Frees
Skillman Lane resident

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To Whom it May Concern,

I believe the Muir Woods Skillman North and South Residential Treatment Center is expanding for profit in our rural residential area of Petaluma. Petaluma's Residential Behavioral Treatment Centers for kids already includes multiple properties, the Rebecca House for Girls Campus, the Lohrman Lane North Campus, the Lohrman Lane South Campus, the Magnolia Lane Campus, plus the Skillman North and Skillman South Campus. At approximately \$33,000 per month for each resident it's highly profitable.

There has to be some place where these kids can receive help for their mental health conditions such as bipolar disorder, schizophrenia, multiple personalities, and drug use, all of which can cause violent behavior and acts of vandalism but rural residential properties with nearby and adjoining neighbors are not the place. Runaways are entering home sites while coming in direct contact with the neighbors. It isn't a safe situation for the runaways, the neighbors nor their children or grand children.

When considering the runaways from the Skillman Lane facility the ratio of runaways far out number other facilities such as Hanna Boys center etc. The ratios are far greater per number of residents at Skillman North and Skillman South. Why does this happen when they are continually supervised by staff?

The noise, bright exterior lighting, and the boys vulgar language that's heard a distance away is a continued nuisance. Who wants to be outside enjoying their backyard and hear that noise. And, it is heard through open windows.

The center has also put a strain on the aquifer and neighboring wells while some have gone dry while the homeowner bears the cost.. Going from 6 residents to 20 residents plus approximately 20 staff on site is a significant environmental impact concerning water and septic.

An expansion would be a direct impact on neighboring property values. Who wants to live next to treatment center such as Muir Wood? It is a disclosure item for neighboring properties and a third expansion could effect ones property value even more when potential buyers learn just how many residents the facility center treats at one time.

I appreciate you considering my request to revoke the expansion of the Skillman Lane Muir Wood Treatment Center. You might put yourselves in the same position as a neighbor before you vote.

Respectfully,

A handwritten signature in cursive script that reads "Linda Hines".

Linda Hines

January 31, 2022

Dear Board of Zoning Adjustments Commissioners,

We oppose the Muir Wood residential treatment center request to expand its facility for the third time on Skillman Lane in Petaluma, and ask the BZA to deny the expansion and revoke the existing use permits for Muir Wood.

The Sonoma County Permit Sonoma file number for this current project request is UPE20-0008.

We understand the staff report recommends approval if the project is **“found to be compatible with the health, safety and welfare of the neighborhood.”**

We also understand from correspondence with your planning staff that all use permits include a standard condition that **“requires the BZA consider modifying or revoking a use permit if the BZA finds there has been noncompliance with any of the use permit conditions or the BZA finds that the use for which the permit is granted constitutes a nuisance.”**

The Sonoma County use permits granted to Muir Wood for 1733 and 1743 Skillman Lane state “the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be **detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, not be detrimental or injurious to property and improvement in the neighborhood or the general welfare of the area.**

There is no question the facility has been detrimental to the health, safety, peace, comfort and general welfare of those that live within the vicinity. Other neighbors will be addressing the issues of excessive noise (including screaming and profane language), excessive lights, traffic, water usage that impacts the neighborhood aquifer, and our decreased property value.

As Muir Wood has increased its occupancy, the number of runaways has dramatically increased. In 2020 and 2021, the Sonoma County Sheriff’s Department responded to calls for 22 runaways who fled the premises, which is nearly one a month!

In the November 4, 2020 proposal statement from Muir Wood’s land use consultant, J Kapolchok & Associates of Santa Rosa, for a conditional use permit by waiver, it says on page 9 under the Safety and Security heading: “Muir Wood residents are supervised at all times and are not permitted to leave the premises unless accompanied by staff or with their families.”

The Sonoma County Sheriff’s Department has provided a call-out log from 2014 through January, 2022 for 1733 and 1743 Skillman Lane. **Please note they are essentially operated as one treatment center, sharing a driveway, perimeter fence and address numbers are posted side-by-side on the fence.**

The log indicates there have been **50 runaways, 14 calls for battery, disturbances and fights, plus three calls for vandalism.** In addition, there have been **51 call-outs for redacted incidents,** and we’re told by Sheriff’s Dept. staffers those would likely involve mental health or

abuse incidents among the teenagers. Some of these runaways have found their way onto mine and neighboring properties before being abducted by authorities.

From reading the Muir Wood website, we learned that in addition to substance abuse, some teenagers are being treated for **dual-diagnosis, which includes mental health conditions of bipolar disorder, multiple personality disorder, and schizophrenia.** The website mentions that these conditions could cause residents to display **violence, anti-social behavior or commit acts of vandalism.**

While we support Muir Wood's mission of recovery from substance abuse and treatment for mental health issues, it is a violation of **our health, safety, peace, comfort and general welfare, as well as an obvious nuisance,** to have a large, and expanding, group home so close to our property.

We are also opposed to the expansion from the original 6 residents to 20 residents (plus approximately 20 staff on site daily) because of its significant environmental impact related to water consumption and septic needs. **It is imperative the county review the required septic monitoring records and any well consumption data and its environmental impact on those using the aquifer.**

We urge the BZA to deny this permit request, and revoke the conditional use permits for both 1733 and 1743 Skillman Lane.

Revia Whitaker Carrie Renee Whitaker 370 Bailey Ave
Muel K. Whitaker 370 Bailey Ave

To: Sonoma County Code Enforcement
cc: Joshua Miranda
cc: BZA Board Members

February 7, 2022

Re: Revocation and denial of Use Permits for Muir Wood treatment center

We, the undersigned neighbors of Muir Wood treatment centers located at 1733 and 1743 Skillman Lane, Petaluma, request that the use permit of the large treatment center at 1733 Skillman Lane be revoked and the use permit for expansion of the small treatment center at 1743 Skillman Lane be denied due to their inability to restrict their teenage residents to their own property.

There are 49 documented runaways from the facility per the sheriff's log and many more that have gone unreported when staff members catch them in the act and retrieve them without calling the sheriff. These runaways trespass and occasionally hide on neighbors' properties, sometimes confronting neighbors in their attempt to escape the facility.

The Muir Wood proposal statement for expansion states:
"Residents at Muir Wood are supervised at all times and are not permitted to leave the premises at any time unless accompanied by staff or with their family".

This statement is obviously NOT true or there would not be 49 documented runaways.

Because Muir Wood has a "no-restraint" policy they have been unable, from their inception to the present day, to prevent runaways. They have had 9 years to eliminate this problem. There are families and single women living nearby and a toddler day care center also located nearby that all feel threatened by the recurrent runaways in their neighborhood.

According to the BZA approval of the Muir Wood treatment center, the center WOULD NOT BE detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use. It is obvious to those of us living near Muir Wood that our safety, peace and comfort has been destroyed by the Muir Wood runaways.

Other businesses have had their use permits revoked for far less serious offenses.
We would like our safe, peaceful, quiet neighborhood back.

For this reason we ask that Muir Wood's use permits be revoked or denied.

Janet and Rick Parmer

Lauren Franco

Tobias and Michelle Young

Joe and Debra Tanner

Simon and Stuart Corwin

Coleen Walsh

Brad and Lisa Serwin

Gary & Lisa Carter

Matt & Karen Sherrill

Linda Hines

Chris and Lori Baker

Andrea & Robert Balf

Joseph & Maureen McNiff

Francoise LeClerc

Jeff Bechler

Tony Mattos
1793 Skillman Lane
Petaluma CA 94952
February 6, 2022

Dear Mr. Wick, Mr. Rabbitt and Mr. Miranda,

I am writing to you to let you know that I firmly opposed to the Muir Wood residential treatment center's request to expand its facility for the third time to expand on Skillman Lane.

I live down the street from the treatment center and am very concerned about this expansion, not only as related to safety and security but also in regarded to the impact that a facility of this size would have in the neighborhood aquifer. According to the Muir Wood's website the facility is for individuals with mental health conditions such as bipolar disorder, multiple personality disorder and schizophrenia. The website mentions that these conditions can cause residents to display violence, anti-social behavior, aggression and acts of vandalism. It is concerning to have such a large and ever-expanding group home so close to my home. If the facility is permitted to expand it should have mandatory 24-hour security and be fully gated.

I am mostly opposed to the expansion due to the environmental effects as related to water consumption and septic needs. We have been in state of continued drought for years and for residents in this neighborhood we are already stressed as we rely on water from wells. The water table continues to drop as is evident by the increase in sediment that is being pumped. Requiring more filtering. Neighbors have also complained of wells going dry. It is imperative that the county review the required septiceimia monitoring records and water consumption data before expansion is approved. I urge the county to the very least delay this permit until the environmental impact on neighboring resident's aquifer impact can be assessed.

Respectfully,

A handwritten signature in black ink that reads "Tony S. Mattos". The signature is written in a cursive, flowing style.

Tony Mattos

On Feb 7, 2022, at 17:50, Lauren Franco <lauren20191975@gmail.com> wrote:

EXTERNAL

Hi my name is Lauren Franco I live across The field from the basketball courts at Muir Woods on Skillman Lane . I'm sending you a couple photos (of many) of what my daily life looks like. Not Only is there far more kids there but the parking situation, vulgar language, Extreme lighting and I can go on. Every time I call and speak to a supervisor about them telling me to F off yes they told me this multiple times while trying to call my dogs in for the night at 7 PM and they tell the geese F you & to each other I have to listen to this every evening. The supervisor tells me that he will speak to them that he does hear it but it's the same thing the next day I can't tell you how many times I have called these people and try to make it stop! This is not conducive to this area if you would like to speak to me Further more regarding this horrible situation that is putting a huge damper on our aquifer ,the value of my home ,my safety and the quality of my life . I can't even imagine what my life would look like if Muir Woods is expanded . Also I'm sure you're aware of all the wells that have gone dry in this area . I know when I count 26 children (including young girls??) that have been there most of the time all day this is not compliant with their permits . please contact me if you have any questions

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Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password. at 707-787-8865 thank you very much Lauren Franco.

Sent from my iPhone



February 8, 2022

To: Sonoma County Supervisors & District Directors

Susan.Gorin@sonoma-county.org
Pat.Gilardi@sonoma-county.org
David.Rabbitt@sonoma-county.org
Andrea.Krout@sonoma-county.org
Shirlee.Zane@sonoma-county.org
Michelle.Whitman@sonoma-county.org
James.Gore@sonoma-county.org
Jenny.chamberlain@sonoma-county.org
Lynda.Hopkins@sonoma-county.org
Amie.Windsor@sonoma-county.org

Sonoma County Planning Commission and Board of Zoning Adjustments, PRMD

greg.Carr@sonoma-county.org
Caitlin.Cornwall@sonoma-county.org
Larry.Reed@sonoma-county.org
Pat.Gilardi@sonoma-county.org
Gina.Belforte@sonoma-county.org
Jacquelynne.Ocana@sonoma-county.org
Kevin.Deas@sonoma-county.org
Shaun.McCaffery@sonoma-county.org
Eric.Koenigshofer@sonoma-county.org
Belen.Grady@sonoma-county.org

Tennis.Wick@sonoma-county.org
Hannah.Spencer@sonoma-county.org
Scott.Orr@sonoma-county.org
Joshua.Miranda@sonoma-county.org
Alexandria.Sullivan@sonoma-county.org
PlanningAgency@sonoma-county.org

From: Fran LeClerc
405 Thompson Lane
Petaluma, CA 94952

Re: Proposed expansion of Muir Woods treatment facility at 1733/1743 Skillman Lane

Dear Board of Zoning Adjustments Commissioners and Board of Supervisors:

I am writing to express my opposition to the proposed expansion of the Muir Woods Adolescent and Family substance abuse treatment facility.

I do not object to Muir Woods' operation within the limits of standard zoning laws, and I acknowledge the need for such facilities in our community.

However, the facility has already gone from 6, to 10, to 16 patients since they opened in 2013. Raising it yet again to a total of 20 residents and 20 on-site staff is simply too large to work in this neighborhood without significant negative impacts.

Well Water and Septic Impacts: Our aquifers are strained already. In coming years, we are likely to receive less rain, not more. If a private citizen were to submit plans to the County to quadruple the number of bedrooms at an average home, in order to accommodate 16 or 20 family members, my guess is that proposal would likely, and rightfully, be rejected in this zoning area.

Why should a for profit company be allowed to exceed these very necessary limitations, and to do so by such a large margin? Honest question: Is it the tax revenue?

I understand the neighbors' well on the immediately adjacent property went dry in August of 2021. More dry wells will eventually result in a collapse in property values. The last thing we should be doing is bringing in more people.

Quality of Life Impacts: The fundamental reason why most people in this neighborhood chose to live here is for a sense of *peace and quiet in a rural setting*. There will be teenagers in every neighborhood, even if there is no treatment facility. They will make noise sometimes. That's part of life.

The difference here is that Muir Woods is asking to put 20 teenage boys onto what is functionally one property. Already, their yelling and swearing while playing basketball on the outdoor court well into the evenings is not a comforting sound for their neighbors.

*No one can expect groups of teenage boys to be perfectly silent all the time. But it is too much to ask immediately adjacent neighbors to tolerate **20** of them.*

Public Safety Impacts: Since Muir Woods' opening there have been more than 100 calls to the Sheriff (50 runaways, 14 calls for battery/disturbances/fights, three calls for vandalism, and 51 calls for redacted reasons, including mental health issues).

While this frequency of calls might be 'normal' for comparable facilities, I can tell you that during the same period, there have been exactly zero calls for the Sheriff to any of my other immediate neighbors.

For all these reasons, I believe the Muir Woods facility should not be allowed to expand any further than their current size.

Regards,

Fran LeClerc

From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Muir Wood expansion, project request UPE20-0008
Date: Tuesday, February 08, 2022 2:33:32 PM

From: Geneva <genevaj@comcast.net>
Sent: February 08, 2022 1:26 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>
Subject: Muir Wood expansion, project request UPE20-0008

EXTERNAL

Geneva Anderson
1730 Skillman Lane
Petaluma, CA 94952-1250
(707) 280-1710
genevaj@comcast.net

February 7, 2022

Re: Muir Woods expansion, project request UPE20-0008.

Dear Board of Zoning Adjustments Commissioners and elected officials,

I, along with my 96 year-old mother, live at 1730 Skillman Lane, directly across the street from the Muir Wood Residential treatment center's main facility at 1733 Skillman Lane Petaluma and just yards down from its 1743 Skillman Lane facility which is seeking to expand. I urge the BZA to deny their expansion and to revoke the existing use permits for Muir Wood.

I am concerned about our safety, our property value, the facilities' water usage that impacts our aquifer, and excess traffic generated from all the cars going in and out of the facility at all hours. I have also observed that they are under-reporting the number of kids/patients at these facilities at any given time who are participating in outdoor activities.

OUR SECURITY: I live at 1730 Skillman Lane with my 96 year-old mother, Evelyn Severson, who is bedridden. My family has lived there peacefully since 1964 and never before had security concerns. Within the past 6 months, I have experienced someone coming up our driveway at roughly 2 a.m. and ringing our doorbell and knocking loudly. My dogs (Rhodesian Ridgebacks) barked very loudly and the intruder (thin and in a hoody) ran down our driveway and across Skillman towards the Muir Woods center. You can imagine how unsettling this was to my mom who was so scared she couldn't get back to sleep. I was terrified. We should not have to experience behavior which

threatens our peace of mind. There have been many reported incidents of run-aways and vandalism since it opened in 2013 and the facility does not have secure, reassuring, control of its patients. It is jeopardizing our welfare.

One option is to build high fencing around our property and install a security gate. Currently, there are few high fences and security gates on Skillman Lane. A neighbor who did this would stick out as much as the facility does. And this precaution is expensive. I got bids. Our property has a long expanse of low wooden fencing along Skillman that can easily be jumped or climbed. Re-fencing with 6 foot high fencing and a security gate would cost \$30 K (or more) using rather inexpensive materials. The placement of a security gate would entail cutting down a beautiful old oak tree (\$3 K) to create an area where cars could wait off-road while gaining access to the property. This is heartbreaking. I am opposed to taking these steps because it's very expensive and it sends the message that we are distrustful, something that residents of Skillman Lane have not had to worry about. Muir Woods has disrupted our bucolic neighborhood and should not expand. My elderly mother, who has lived there for over 60 years, should not have to worry in fear of intruders at her home.

PROPERTY VALUE: I spoke with our area's leading realtor, Karl Bundesen of Century 21 Bundesen Realty on February 1, 2022. He and his family have been in West Petaluma real estate for over 50 years and his knowledge the market in our particular area is unparalleled. He said that it's impossible to estimate the precise impact of these facilities on property values now or as Muir Wood expands to more and more of the neighborhood. The more proximate neighbors will be impacted most heavily. He said it could deter 25 to 30% of people from even coming to look at a listed home near a facility and negatively impacts sale prices as well.

OUR WATER: I am also opposed to the expansion because of its significant impact on our water supply. Two neighbors near the Muir Wood facility have had to have their well pumps lowered (at considerable expense) due to inadequate water supply. It is imperative the county thoroughly review the required septic monitoring records and any well consumption data and its environmental impact on those using the aquifer and make a decision that is viable for our entire community .

The Muir Woods facility/facilities have been detrimental to the health, safety, peace, comfort and general welfare of those that live within the vicinity. Please deny their expansion request.

Geneva Anderson
Evelyn Severson

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Joshua Miranda](#)
Subject: FW: Muir Woods
Date: Tuesday, February 08, 2022 8:49:48 AM

From: Lauren Franco <lauren20191975@gmail.com>
Sent: February 07, 2022 8:03 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Muir Woods

EXTERNAL

Hi my name is Lauren Franco I live across The field from the basketball courts at Muir Woods on Skillman Lane . I'm sending you a couple photos (of many) of what my daily life looks like. Not Only is there far more kids there but the parking situation, vulgar language, Extreme lighting and I can go on. Every time I call and speak to a supervisor about them telling me to F off yes they told me this multiple times while trying to call my dogs in for the night at 7 PM and they tell the geese F you & to each other I have to listen to this every evening. The supervisor tells me that he will speak to them that he does hear it but it's the same thing the next day I can't tell you how many times I have called these people and try to make it stop! This is not conducive to this area if you would like to speak to me Further more regarding this horrible situation that is putting a huge damper on our aquifer ,the value of my home ,my safety and the quality of my life . I can't even imagine what my life would look like if Muir Woods is expanded . Also I'm sure you're aware of all the wells that have gone dry in this area . I know when I count 26 children (including young girls??) that have been there most of the time all day this is not compliant with their permits . please contact me if you have any questions . 707-787-8865

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From: [matthew.Sherrill](#)
To: [Joshua.Miranda](#); [Scott.Orr](#)
Subject: Fwd: Muir Wood BZA, UPE20-0008, 1743 Skillman Lane, Petaluma
Date: Tuesday, February 08, 2022 12:32:43 PM

EXTERNAL

Dear Joshua & Scott,

In light of information recently received we are wanting to amplify some of our concerns indicated in our prior letter (below) regarding the Muir Wood application for expansion noted above.

The instance we raise in the earlier letter of a youth we observed sitting for several hours on a tree stump at the south border of the Muir Wood property takes on new significance to us with the assertions the Muir Wood operator has made of the constant monitoring and supervision applied to its patients. The stump is located within a few feet of the south fence line, which is no taller than 4 feet. Since we didn't observe the youth the entire time, it could have been that he left the stump and crossed over to the adjoining property which directly borders ours. Not once did we observe any supervisor or staff person, anyone really, attempt to connect with this youth, and no one was in view keeping watch that we could see.

The other instance noted below of our observing a run away literally running through the same adjacent property noted above some time later also takes on new significance to us in light of the number of such runaways reported over the past few years, as well the statement of the drug treatments these patients undergo at the facility. This youth, wearing a t-shirt, jeans and on foot, obviously had no means for travel to rely on except his ability to run. There is concern that we, our property and any of our family that visits us could be exposed to risk from youths that are so desperate that they'd trespass onto adjoining properties with likely no destination in mind other than any place away from Muir Wood.

Also, our concerns for the expanded occupancy on site and resulting over-use of the ground water has not diminished with the release of the Oct. 20- Apr. 21 self monitoring report that was apparently provided by the applicant. This is something we requested at the open house event the applicant held in late 2021. A careful review will note that the report contains a dose count taken for 1743 Skillman, but then usage was reported on the form for 1733 Skillman.

Since there are two septic facilities, mixing these is likely a simple mistake. Further, the value for the known water quantity per dose doesn't align with the factor used in the self-reporting calculation. The County's own assessment of septic use for the application references a 3 acre parcel, so it is unclear to us what the overall current usage is, and from there how that might change with the expanded use.

For these and the points made below, we strongly disapprove of the proposed expansion by Muir Wood.

Sincerely,

Matt & Karen Sherrill
2402 Magnolia Ave.
Petaluma, CA. 94952

From: matthew Sherrill <matthewsherrill100@gmail.com>

Sent: Tuesday, October 12, 2021 8:22 PM

To: Joshua Miranda <Joshua.Miranda@sonoma-county.org>; PlanningAgency <PlanningAgency@sonoma-county.org>

Subject: Muir Wood BZA, UPE20-0008, 1743 Skillman Lane, Petaluma

EXTERNAL

Dear Joshua,

We are writing in regards to the subject BZA to express our objections to allowing this application to advance.

We reside one property to the south of this facility which is visible and within auditory range of our home. Our residence began just prior to the lot split and virtual two-fold expansion of the facility which part is subject of this BZA for the proposed increase in the occupancy level. Since moving here we've seen and heard a substantial increase in the outdoor activities of the facility to the point where visitors on occasion have asked if we are living near a school or party house.

Aside from the nighttime lights of the basketball court, the more problematic visual impacts have included an occasion where a youth sat on a tree stump near the back property line for several hours. This occasion seemed not too much after a runaway event, which we unfortunately witnessed as well. Nighttime use of the outdoor basketball court with lighting is a regular occurrence when the weather invites the activity, and typically runs well beyond the stated hours. The accompanying noise from the participants is not insignificant, and sometimes is at a level where the language used is very clear. And whereas we wholeheartedly support the beneficial outlet physical activity provides the young, and in fact would encourage more of the same, the facility for such should be indoors, not outdoor, for all weather use and for courtesy to the surrounding neighbors.

We are also concerned with the impacts this expansion will have on our common ground water resource. We've seen an appreciable drop in the water table level over the years even prior to onset of drought conditions. Water saving offsets purportedly created by the facility are no doubt helpful, but given the part-time to full-time occupant ratio the facility requires, even though considered perhaps associated with a "low density" of upwards of twenty residents and staff, seems totally inadequate when compared to the average 2 - 3 residents per household water use in the area.

In summary, we object to the continued expansion of this residence due to the impacts to the character and resources of the otherwise rural residential neighborhood setting and hereby request the rejection of this BZA.

Sincerely,

Matt and Karen Sherrill
2402 Magnolia Ave,
Petaluma, CA 94952

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