

**Minutes of
Emergency Board Meeting
Nicasio Land Owners Association**

at the Joost Residence, 7050 Lucas Valley Road, July 2, 2019

Call to Order: 7:00 pm. Board officers present: Bill Joost (President), Steve Lewis (Vice President), Leanne Wolfson (Treasurer), Caroline Bolthouse (Secretary). Board members attending: Guy Phillips, Rick Lafranchi, Michael McDonnell. Attending: Sue Kline. Absent: Tom Wood, Stan Loar.

An emergency board meeting was convened to discuss the sudden notice from Skywalker Properties late on Friday afternoon, June 28th, that an approximately 5 acre vineyard would be established on their Big Rock Ranch property, adjacent to Lucas Valley Road, between Big Rock and the entrance gate, and that grading and soil preparation would begin immediately on Monday, July 1st.

Steve Lewis reported that he has been in contact with Skywalker since December 2018, when he was alerted from other sources that the company was possibly considering an additional vineyard. During communication with NLOA over the following 7 months, Skywalker repeatedly stated that they had no definitive plans to construct a new vineyard. Steve reported that on July 1st, in the course of reviewing the Agriculture Commission file, he discovered that despite their statements to the contrary to NLOA, Skywalker had applied for a vineyard permit on March 8th and had received approval from the County Planning department by March 25th, information that was not communicated to NLOA.

Guy Phillips reported that the vineyard was in possible violation, on numerous points, of the conditions of approval for the 1996 Master Plan for Big Rock/Grady Ranches. He also noted that the County Planning department had not considered the EIR mitigation requirements of the same Master Plan in their review of the vineyard application. The Board concluded that the new vineyard, at the minimum, was a significant alteration of the natural landscape in an important view corridor from Lucas Valley Road.

Discussion followed regarding the next course of action. The Board agreed to send an email to NLOA members informing them of the vineyard project and the Board's steps in addressing the concerns. The Board also will request an immediate meeting with Skywalker Properties to clarify serious issues that NLOA has with the vineyard.

Adjournment 9:10 pm.

Respectfully submitted,
Caroline Bolthouse, Secretary